



6 Coastguard Cottages Culver Down, Culver Down,  
£298,000





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Estate Agents

## 6 Coastguard Cottages Culver Down, Culver

~~£329,000~~  
**£298,000**

Set at the top of Culver down, with the most spectacular, panoramic sea views, this two bedroom Coastguards Cottage, has been in the same ownership for over 30 years. Its unique position here provides you with a perfect "get away", and you are set on the glorious National Trust land of Culver Downs, surrounded by the breathtaking beauty of the Island and the sea.

The cottage offers two double bedrooms - one en-suite; a large and bright living room with the direct sea views through the patio doors on the seaward side; well fitted kitchen/dining room and a second shower room. The home has UPVC double glazing and electric heating and a separate garage with a parking space in the front. The cottage is offered with no onward chain. Freehold; Council tax Band - E. Annual communal areas maintenance charge is currently £1600. EPC - F-26

### Steps down to:

#### Front Patio Area:

This paved area extends around the side, providing a pathway to the rear communal green area.

#### UPVC double glazed door into:

#### Entrance Porch:

With further wooden and glazed door to:

#### Entrance Hallway:

In cream decor with two built in cupboards - one housing the electric boiler, and the other providing storage. Access to loft area and doors to:

### Sitting Room:

17'8" x 14'7" (5.40m x 4.45m)

A wonderfully large and bright room in cream decor, with its focus to the stunning and direct sea views through the wide UPVC double glazed patio doors. These lead out to the rear patio and natural garden area beyond.

### Kitchen/Dining Room:

16'0" max x 9'3" max (4.90m max x 2.84m max)

A good sized, L shaped room, well fitted with smart cream fronted units and grey toned mottled worksurfaces. Fitted with integrated microwave; oven; hob and concealed extractor hood; dishwasher; fridge and washing machine. Stainless steel sink set





below the side window and space for a table below the front window.

#### **Bedroom One:**

14'10" max x 11'10" max (4.53m max x 3.63m max)

A bright double bedroom on the seaward side, in cream decor with a good range of drawers; wardrobes and top boxes. UPVC double glazed picture window framing the spectacular and panoramic sea views. Door to:

#### **En-Suite Shower Room:**

7'2" max x 4'11" max (2.19m max x 1.52m max)

Fully tiled in pretty blues and fitted with white suite of WC; wash hand basin and separate shower enclosure. Inset spotlights.

#### **Bedroom Two:**

12'0" x 9'6" (3.67m x 2.91m)

A second double bedroom in cream colours, set to the front of the home with UPVC double glazed front window.

#### **Shower Room:**

7'3" max x 5'9" max (2.23m max x 1.76m max)

Smartly fitted with WC; wash hand basin and large walk-in shower enclosure. Cream tiling with teracotta mosaic decals and large fitted mirror to one wall.

#### **Garage & Parking:**

16'4" x 8'10" (4.98m x 2.70m)

To the front of the property, is a separate en-bloc garage with electronic roller door; power

and light. There is parking for one car in front of the garage.

#### **Gardens:**

To the rear of the cottage is a patio area, beyond which is a natural green.

#### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



## Arrange a viewing

Love this property and want to see more?

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## Pop in for a chat

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