

**EN-SUITE OFF:**

5' 6" x 5' 1" (1.70m x 1.56m) Having walk-in shower with electric shower over, pedestal wash hand basin, low flush W.C with tiled splashback, radiator and uPVC double glazed frosted window.

**ROOM SIX:**

15' 1" x 10' 2" (4.62m x 3.12m) Having kitchenette comprising wall cupboards, worktop surface with drawer and base cupboards beneath, space for fridge, stainless steel sink top with mixer tap over, double panelled radiator and dual aspect uPVC double glazed windows overlooking the rear.

**EN-SUITE OFF:**

4' 10" x 4' 9" (1.49m x 1.47m) Having built-in shower with electric shower over, wash hand basin with tiled splashback and low flush W.C.

**CLOAKROOM:**

4' 10" x 4' 7" (1.49m x 1.40m) Having a low flush W.C, pedestal wash hand basin with tiled splashback and radiator

**ROOM SEVEN:**

14' 0" x 13' 9" (4.28m x 4.21m) Having kitchenette with wall cupboards, worktop surface with drawer and base cupboards beneath, stainless steel sink top with mixer tap over, space for fridge, two radiators, power points and uPVC double glazed window overlooking the rear.

**EN-SUITE SHOWER ROOM OFF:**

10' 5" x 4' 11" (3.18m x 1.51m) Having built-in shower cubicle with power shower over, pedestal wash hand basin with tiled splashback, medium flush W.C, radiator, tongue and groove clad ceiling and uPVC double glazed frosted window.

**STAFF ROOM:**

13' 4" x 8' 2" (4.07m x 2.49m) Accessed from the inner hallway with radiator, power points and uPVC double glazed window overlooking the front enjoying the sea views.

**ROOM EIGHT:**

20' 5" x 14' 11" (6.23m x 4.57m) Having a kitchenette comprising wall cupboards, worktop surface with drawer and base cupboards beneath, stainless steel sink top with mixer tap over, space for fridge, two double panelled radiators, power points and uPVC double glazed bay window overlooking the front enjoying extensive coastal views.

**EN-SUITE OFF:**

10' 10" x 4' 5" (3.31m x 1.37m) Having built-in shower cubicle with electric shower over, pedestal wash hand basin, low flush W.C, built-in vanity unit, radiator and uPVC double glazed frosted window.

**FIRE DOOR FROM THE GROUND FLOOR:**

Gives access to the two storey extension and:

**INNER HALLWAY:**

With power points.

**LAUNDRY ROOM:**

10' 3" x 9' 5" (3.13m x 2.89m) With plumbing for automatic washing machines, double panelled radiator, stainless steel sink top with base cupboard beneath and a uPVC double glazed window overlooking the rear.

**STORE ROOM:**

9' 5" x 4' 8" (2.89m x 1.44m) With radiator, power points and uPVC double glazed frosted window.

**FURTHER FIRE DOOR:**

Gives access to the extension with glazed timber door which gives access to a rear courtyard and a further fire door to the right.

**LINK HALLWAY:**

With double glazed windows.

**INNER HALLWAY:**

With radiator, four uPVC double glazed windows overlooking the rear. The hallway continues with a further two uPVC double glazed windows overlooking the parking area.

**ROOM NINE:**

14' 3" x 12' 1" (4.35m x 3.70m) Having built-in kitchen area with sink and base cupboard with some storage area to the side, double panelled radiator, power points and uPVC double glazed windows.

**EN-SUITE SHOWER ROOM:**

7' 5" x 2' 8" (2.27m x 0.83m) Having shower with power shower over and privacy screen, wash hand basin with tiled splashback, low flush W.C, radiator, uPVC double glazed frosted window.

**ROOM TEN:**

16' 7" x 12' 2" (5.06m x 3.72m) Having double panel radiator, power points, wash hand basin in vanity unit and dual aspect uPVC double glazed window overlooking the side and rear.

**EN-SUITE OFF:**

7' 4" x 2' 8" (2.26m x 0.83m) Being in need of refurbishment with shower cubicle with privacy screen, medium flush W.C, wash hand basin with tiled splashback.

**FURTHER FIRE DOOR:**

Gives access to:

**STAIRS:**

Quarter landing with uPVC double glazed window overlooking the rear.

**ROOM ELEVEN:**

13' 11" x 13' 5" (4.26m x 4.11m) Having kitchenette with stainless steel sink top with base cupboard beneath, worktop surface, radiator, power points and uPVC double glazed window overlooking the rear.

**EN-SUITE:**

8' 5" x 2' 9" (2.59m x 0.84m) Having shower enclosure with privacy screen, wash hand basin with tiled splashback, medium flush W.C, uPVC double glazed frosted window.

**ROOM TWELVE:**

13' 6" x 12' 2" (4.12m x 3.71m) Having kitchenette with wall cupboard, worktop surface with base cupboard beneath, stainless steel sink top with mixer tap over, space for fridge, radiator, power points and uPVC double glazed window overlooking the rear.

**EN-SUITE OFF:**

8' 9" x 2' 8" (2.68m x 0.83m) Having a shower enclosure, medium flush W.C, wash hand basin with tiled splashback, radiator, uPVC double glazed frosted window.

**OUTSIDE:**

The front is approached via an arched stoned wall with wrought iron gate giving access to the front garden which has lawn areas with some established shrubs with pedestrian path leading to the front door. To the rear a courtyard which is paved for ease of maintenance with access into BOILER ROOM having a 'Potterton' wall mounted boiler with a large water store which services the main house. A further BOILER ROOM having a 'Vaillant' wall mounted boiler and water store which serves the two storey extension. From Olivia Drive vehicular access to the rear with gated access onto parking area for several vehicles with raised borders containing a variety of established plants and shrubs.

**SERVICES:**

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**

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