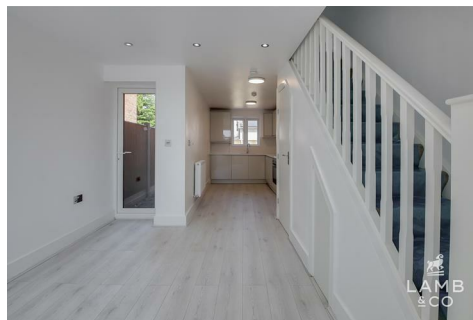
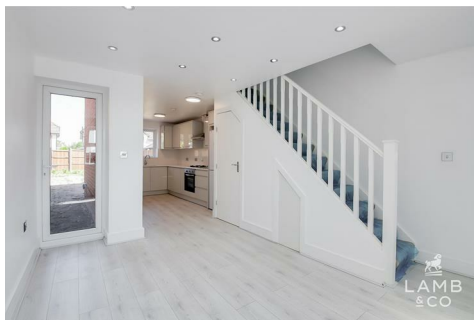




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Sugi Cottage is a newly built one bedroom starter home. This spacious property boasts a lounge/diner, modern fitted kitchen, generous garden, double bedroom with views of the sea to the front, built in storage and modern bathroom suite. Locally you have easy access to the A120, and local shops and pubs. You are also only a short commute away from the beach, waterfront and train station with links to London and beyond

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- 10 Year Structural Warranty
- Generous Garden
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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Lounge Area

13'4" x 11'8" (4.06m x 3.56m)

Kitchen Area

12'7" x 7'3" (3.84m x 2.21m)

W/C

4'7" x 2'6" (1.40m x 0.76m)

Landing

Bedroom

12'5" x 11'8" (3.78m x 3.56m)

Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Garden

Front Aspect

Rear Aspect

ADDITIONAL INFORMATION

HARWICH

Council Tax Band: TBC

Heating: Gas Central

Seller's Position: No Onward Chain

Garden Facing: North East

AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING COMPLIANCE

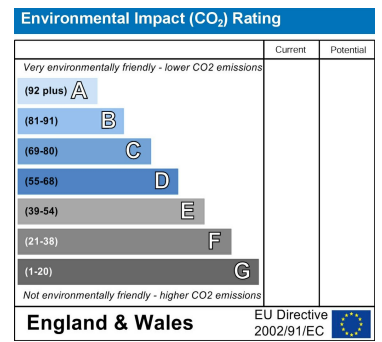
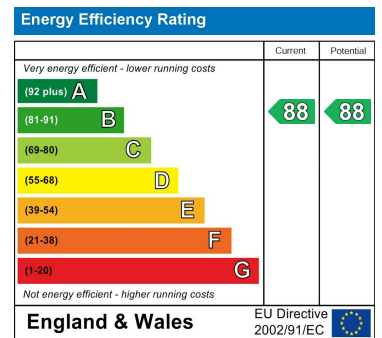
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

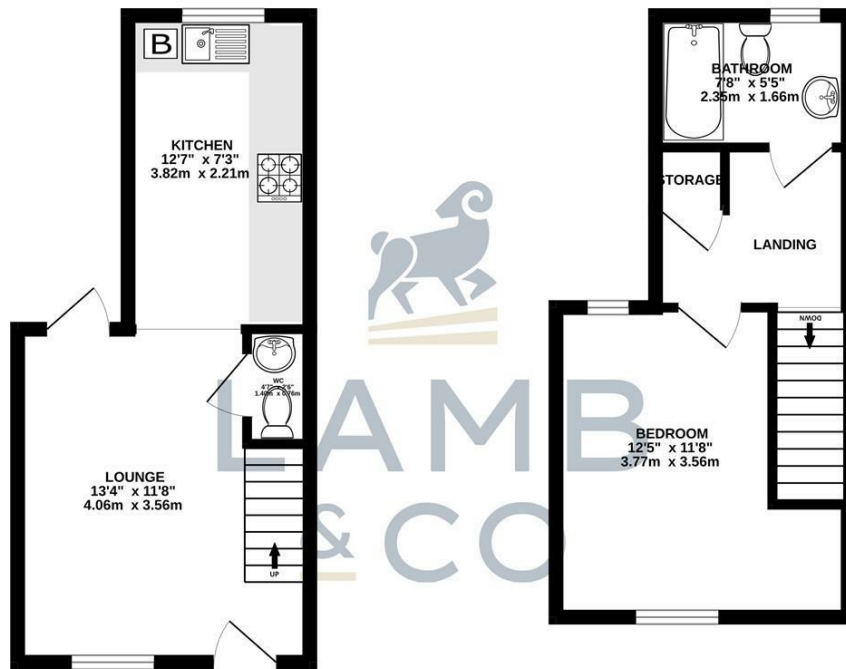
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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