



10 Sheerness Way

Hampton Beach PE7 8XD

Offers in the region of £375,000



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Brilliantly presented detached property on Sheerness Way, Hampton Beach.

This two year old property comprises of;

Ground Floor- entrance hall, w/c, understairs cupboard, lounge, kitchen/dining room with breakfast bar, fitted appliances, storage cupboard and double doors to the garden.

First Floor- landing with airing cupboard, four bedrooms, bedroom one benefitting from an en suite shower room.

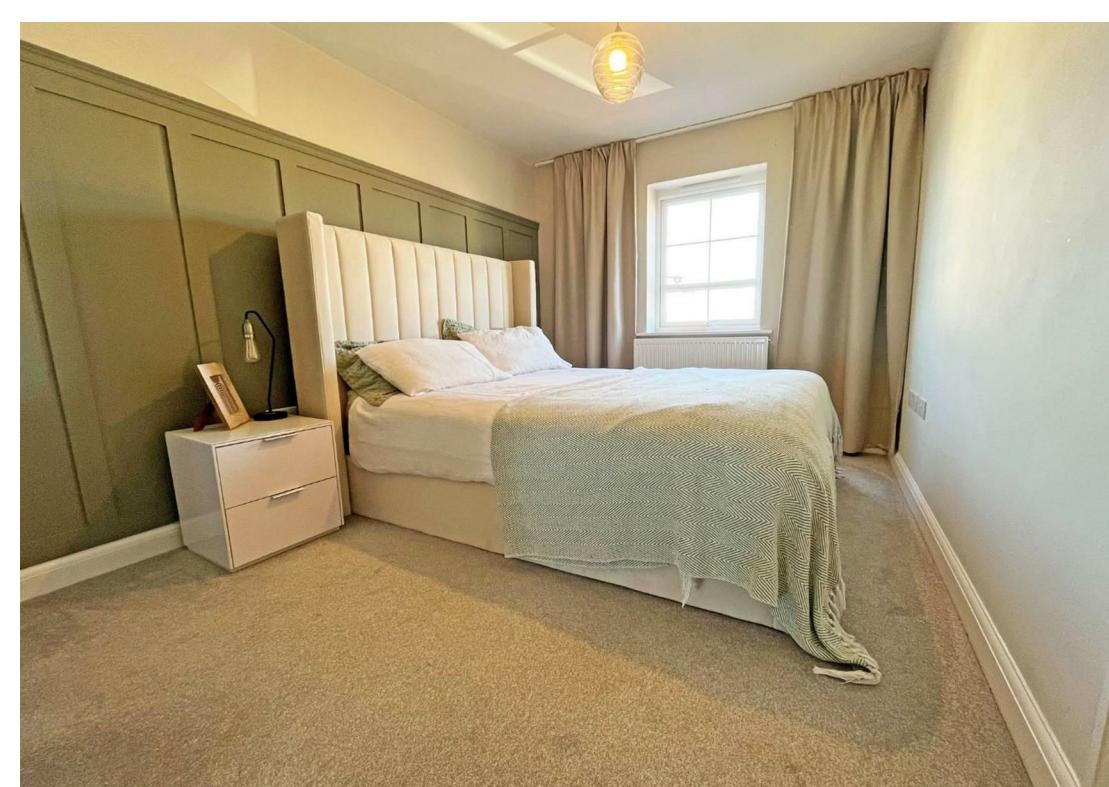
Outside- set back from the road, this property is nicely positioned with views of the lake and very close to open space and a children's park. Driveway to the side with rear access. To the rear, an enclosed garden, mainly laid to lawn with a patio area.

This property is within easy reach of the local amenities Hampton has to offer and close to major transport links.

Tenure: Freehold

Council Tax Band: D





Ground Floor

Entrance Hall

Lounge

16'3" max x 10'8" max (4.97m max x 3.26m max)

Kitchen/Dining Room

17'11" max x 11'0" max (5.47m max x 3.36m max)

W/C

First Floor

Landing

Bedroom One

13'7" max x 8'10" max (4.16m max x 2.71m max)

En Suite

Bedroom Two

9'8" max x 9'1" max (2.97m max x 2.78m max)

Bedroom Three

8'9" max x 8'3" max (2.69m max x 2.52m max)

Bedroom Four

8'5" max x 6'8" max (2.58m max x 2.04m max)

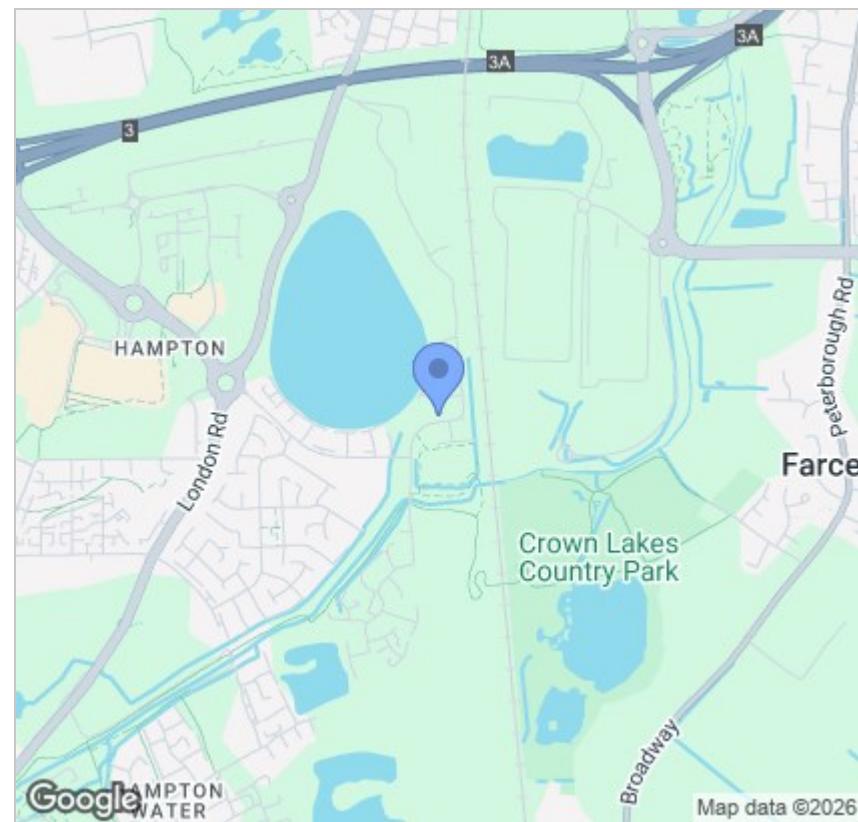
Family Bathroom

Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

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