



Ashwood Cottage, 24 Sea View Road | PO11 9PE | £695,000

GEOFF
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Internal viewing is highly recommended for this charming 'older style detached House built Circa 1903 to appreciate the generous accommodation being offered. There is an entrance Porch leading to the spacious Hallway, Lounge, separate Dining room with vaulted ceiling, Kitchen/Breakfast room with Oak fronted cupboards, Utility, two downstairs double Bedrooms and an En-suite to ground floor. Upstairs offers two double Bedrooms, one with En-suite and a Family Bath/Shower Room. Outside there are two driveways leading to an attached Garage and single timber-built Garage with adjoining Work shop to the rear. The generous enclosed south facing Rear Garden is bursting with an abundance of established flowering shrubs. Keen gardeners will not be disappointed!



- **Extended detached older style House built circa 1903.**
- **Feature Inglenook brick fireplaces with working log burners.**
- **Double glazing, gas heating system.**
- **Lounge and separate Dining Room, with vaulted ceiling.**
- **Solid Oak fronted Kitchen/Breakfast room. Utility room.**
- **Family Bath/shower Room to first floor & two En-Suites.**
- **Two Garages and paved driveway.**
- **Feature double bay frontage beneath pitched tiled roof.**
- **Rear Garden in excess 80' (approx) with established shrubs and flowers.**
- **An ideal Family home with charm and character for niche market.**

The accommodation comprises:

Exterior light. side entrance door to –

Entrance Porch – Tiled flooring. Double glazed windows to front and side. Wall light. Double doors to

Spacious Hallway –

Concealed beneath plastering, small Inglenook brick-built fireplace with display plinth. Wall light points. Double radiator. Staircase rising to first floor. Wall thermostat.

Lounge –

Wall light points. Double aspect double glazed windows to front and side. Separate area for desk etc. Brick built fireplace with wooden display mantle, tiled hearth and fitted wood burner. Timber effect ceiling beam. Two double radiators.

Dining Room –

With vaulted ceiling. Small Inglenook brick-built fireplace with display mantle, brick hearth and log burner. Double glazed windows to side. Radiator. Wall light points. Door to

Kitchen/Breakfast Room –

Solid Oak fronted range of wall and base cupboards and drawers fitted to three sides. 1 1/4 bowl single drainer stainless steel sink unit with mixer tap set in work surface. Integrate tall fridge/freezer. Tall cupboard housing 'Suprima' gas boiler. Inset 'De Dietrich' 5-ring gas hob, canopied extractor hood over. Glass fronted display cupboards. Eye level 'Hotpoint' double oven and grill. Double radiator. tiled flooring. Down lights. Double glazed window overlooking rear Garden. Access to loft space via loft ladder housing large capacity unit and controls for central heating and under floor heating controls. Space for large table and chairs. TV on wall bracket. Double glazed double opening doors to patio (service door leading to Utility).

Utility room –

Adjoining rear of Garage. Access via service door from patio. Work surface with cupboards over. plumbed in 'Hotpoint' automatic washing machine, tumble drier ad freezer. 1.5 bowl single drainer sink unit with cupboards below. Quarry tiled flooring. Double glazed window to rear aspect. Spotlight bar.

Bedroom 2 –

Telephone point. Double glazed French doors with vertical blinds leading to patio and rear Garden. Double radiator. Three wall light points. Built in under stairs cupboard with shelving and light. Door to

En-Suite –

Shower cubicle housing 'Trevi' mixer shower. Vanity shelf with inset wash hand basin, cupboards below. Close coupled WC. Shaver point. Wall and floor tiling. Extractor fan. Wall mirror. Ladder style towel radiator.

Bedroom 3 -

Double Glazed bay window to front aspect. Double radiator. Brick built fireplace (not working) surround with recess and hearth. Display shelf.

Return staircase to Landing –

Double glazed window to rear elevation. Two wall light points. Built in linen cupboard with heater. Built in eaves storage cupboard. Access to loft pace.

Bedroom 1 –

Double glazed window to front aspect. Double radiator. Built in floor to ceiling wardrobes to two walls, one corner unit. Matching chest of drawers, bedside tables and dressing table. Wall light point.

Door to En-Suite: White suite comprising panelled bath with mixer tap, pedestal wash hand basin and close coupled WC. Towel radiator. Eaves storage cupboard. Floor and wall tiling. Skylight with blind. Wall mirror.

Bedroom 3 –

Double glazed window to rear elevation overlooking rear Garden. Skylight window. Double radiator. Wall light point.

Family Bath/Shower Room –

White suite comprising panelled Bath with mixer tap, half inset wash hand basin with cupboard below. Shower cubicle with 'Mira Sport' electric shower. Vanity shelving with close coupled WC and concealed cistern. Ceramic wall and floor tiling. Wall mirror. Down lights. Obscure double glazed window to side elevation.

Outside –

Front: Low walled front boundary with double gates leading to paved driveway. Mainly laid to lawn with shrubs to border. Log store area. Established shrubs including Mahonia, Choisya, Rose, Camelias and Rowan. Timber clad Garage: 18' x 10' (approx.) With double opening doors, power and light. Attached Workshop to rear. Second driveway to Attached Garage: with up and over door, power, light and shelving.

South facing Rear Garden –


Paved patio area. Access to Utility room. Mainly laid to lawn with abundance of established shrubs and flowers to borders. Small specimen trees. Pineapple trees, Portuguese Laurel, Camelia's, Acer, flowering Cherry and conifers. Outside water tap point and external power point. Timber Garden shed. Wall lights. Fenced and walled boundaries.



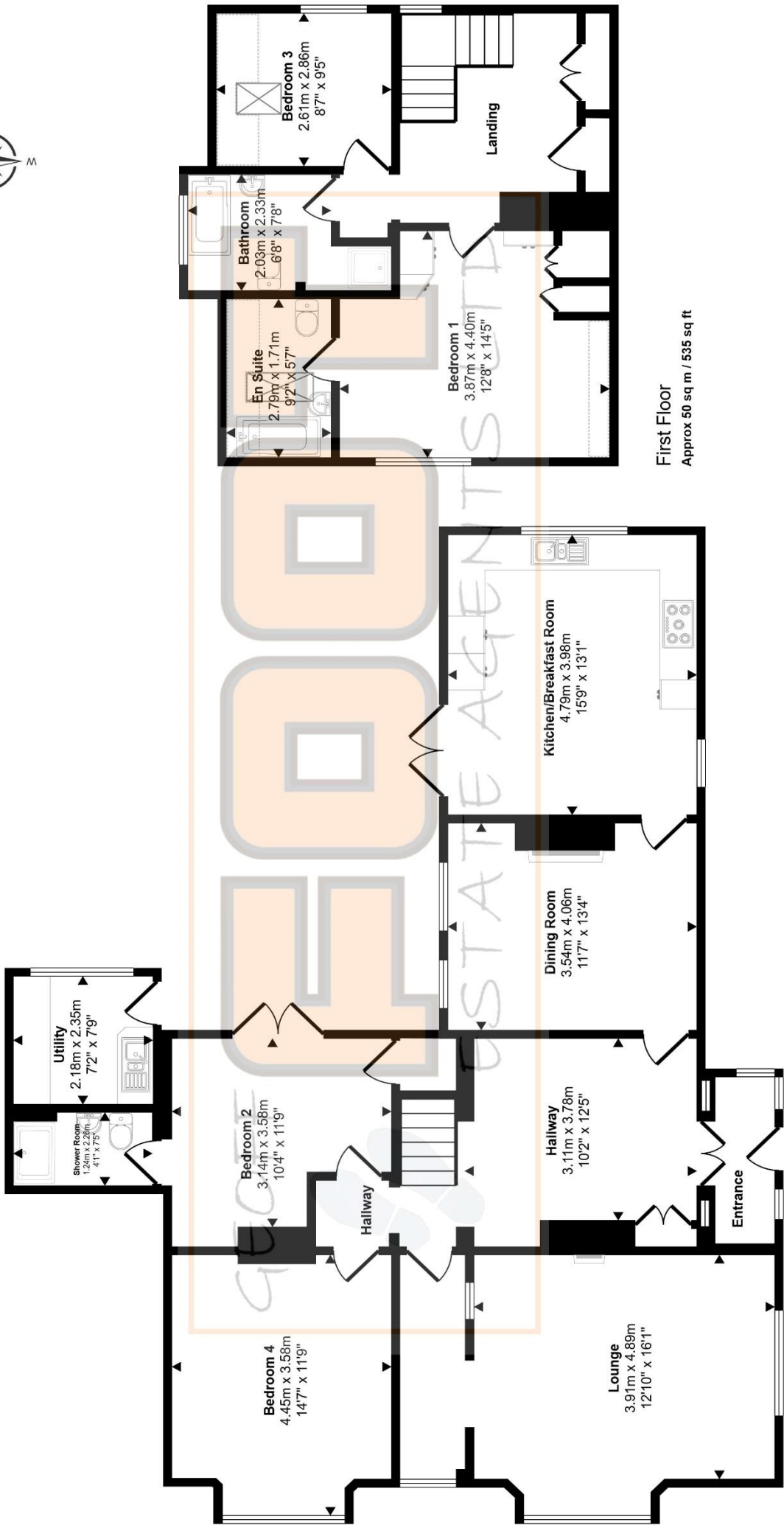
IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	55	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
169 sq m / 1823 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.