



**'Sunset' 70 Sea Front Estate | PO11 9JL | £355,000**

GEOFF  
 **FOOT**  
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*Internal viewing is highly recommended for this deceptively spacious detached Bungalow in a Private Estate just back from the Sea Front. The property has been upgraded throughout adding a newly fitted modern Kitchen, newly installed wall mounted 'Worcester Bosch' boiler, redecorated Lounge/Diner, two double Bedrooms, Shower room and a UPVC Conservatory. There are newly fitted floor coverings to most the rooms. Outside has an open plan lawn with flowers, long tarmac driveway to a detached Garage and enclosed Rear Garden. The Bungalow is now being offered with No Forward Chain.*

- **Spacious detached bungalow just back from Sea Front on Private estate.**
- **Refurbished with new Kitchen & decorated throughout.**
- **Newly laid Carpets and floor coverings.**
- **Lounge/Diner to front aspect**
- **Two double Bedrooms.**
- **UPVC double glazed Conservatory.**
- **Shower Room suitable for disabled or elderly.**
- **Newly fitted Worcester Bosch Gas boiler.**
- **Gas heating system and double glazing.**
- **Detached Garage. front & rear Gardens.**

**Freehold | EPC: D | Council Tax Band: C**



The accommodation comprises:

**Covered entrance with nonslip step and wall light. UPVC double glazed door to –**

**Kitchen –**

Newly fitted range of neutral colour fronted wall and base cupboards and drawers. Single drainer stainless steel sink unit with mixer tap set in wood effect work surface. Space and plumbing for automatic washing machine below. Tiled splash backs. Newly fitted wall mounted 'Worcester Bosch' gas boiler. Inset 'Bosch' induction hob, 'Cooke & Lewis' extractor hood over. Upright 'Bosch' built in microwave and 'Bosch' oven below. Space for 'American style' fridge freezer or floor standing fridge and freezer. Double glazed window to front aspect overlooking communal green. Vertical blinds. Open access to

**Lounge/Diner –**

Double glazed window with vertical blinds to front elevation. Radiator. Telephone points. Dado rail. TV aerial points. Door to

**Inner Hall –**

High level wall mounted electric meter and Consumer unit. access to loft space.

**Shower Room –**

Close coupled WC and pedestal wash hand basin. Ceramic wall tiling. Obscure double glazed window to side. Radiator. Slip resistant flooring. Open plan shower area with pull-down seat and wall mounted handheld shower. Rail and curtains. Extractor fan. Pull-down handrail.

**Bedroom 1 –**

Radiator. Broadband point (not tested). Double glazed French doors to

**Conservatory –**

Double glazed window units to 3 sides with fitted vertical blinds. Tiled flooring. Wall shelf. Slimline heater. Double glazed French doors to rear Garden.

**Bedroom 2 –**

Double glazed window overlooking rear Garden. Radiator.

**Outside –**

Open plan front lawn with roses and flowers to borders. Outside water tap point. Gas meter box. Long tarmac driveway to rear Garden.

**Detached Garage –**

With wooden up and over door, power points and side service door. Adjoining 'lean-to' storage area with paved flooring.

**Rear Garden –**

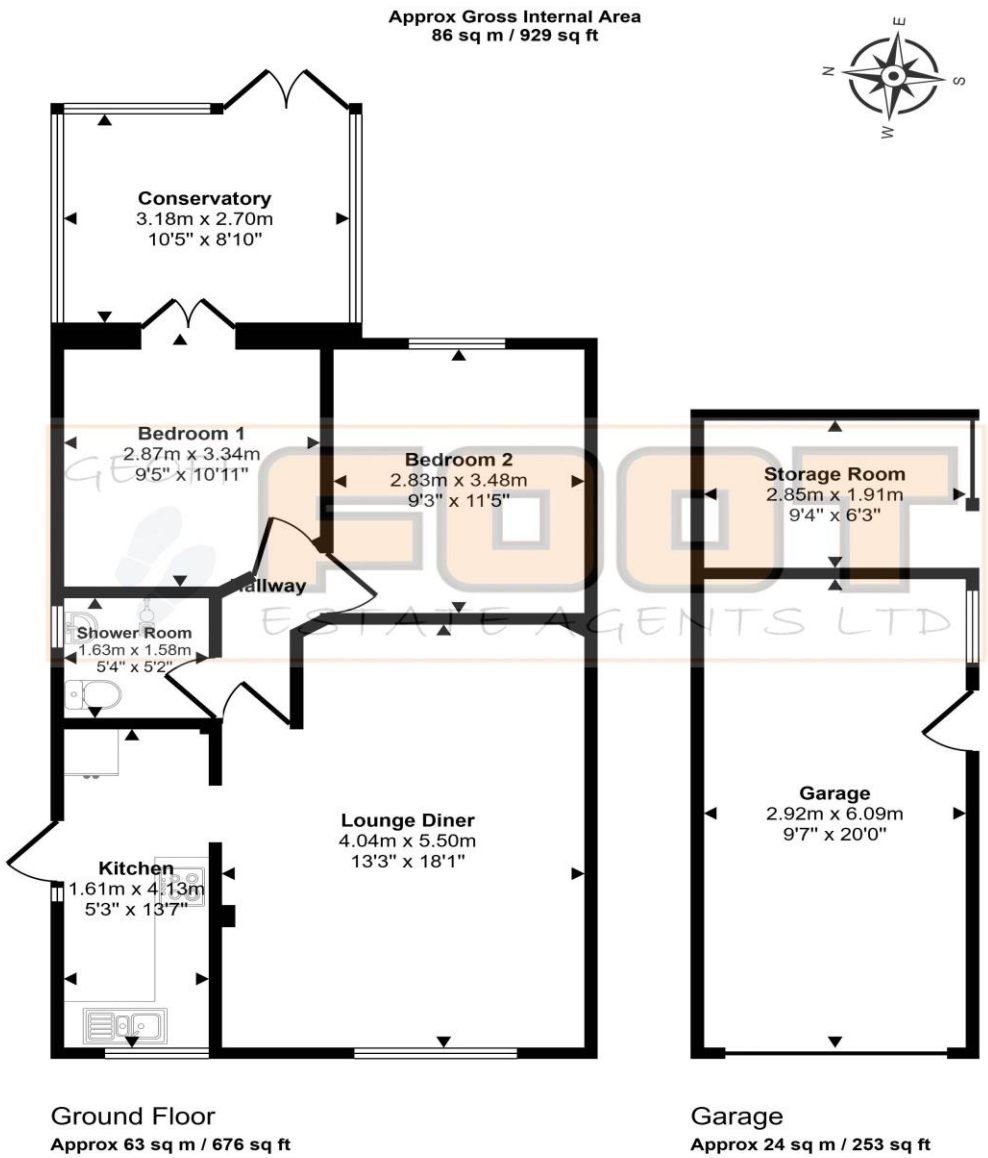
Mainly laid to lawn. Small paved patio area. shrubs to borders. Fence and walled boundaries. Exterior wall light. NO FORWARD CHAIN

**Please scan the QR code for detailed 360 Virtual Tour**



**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.



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 Made Snappy 360.

