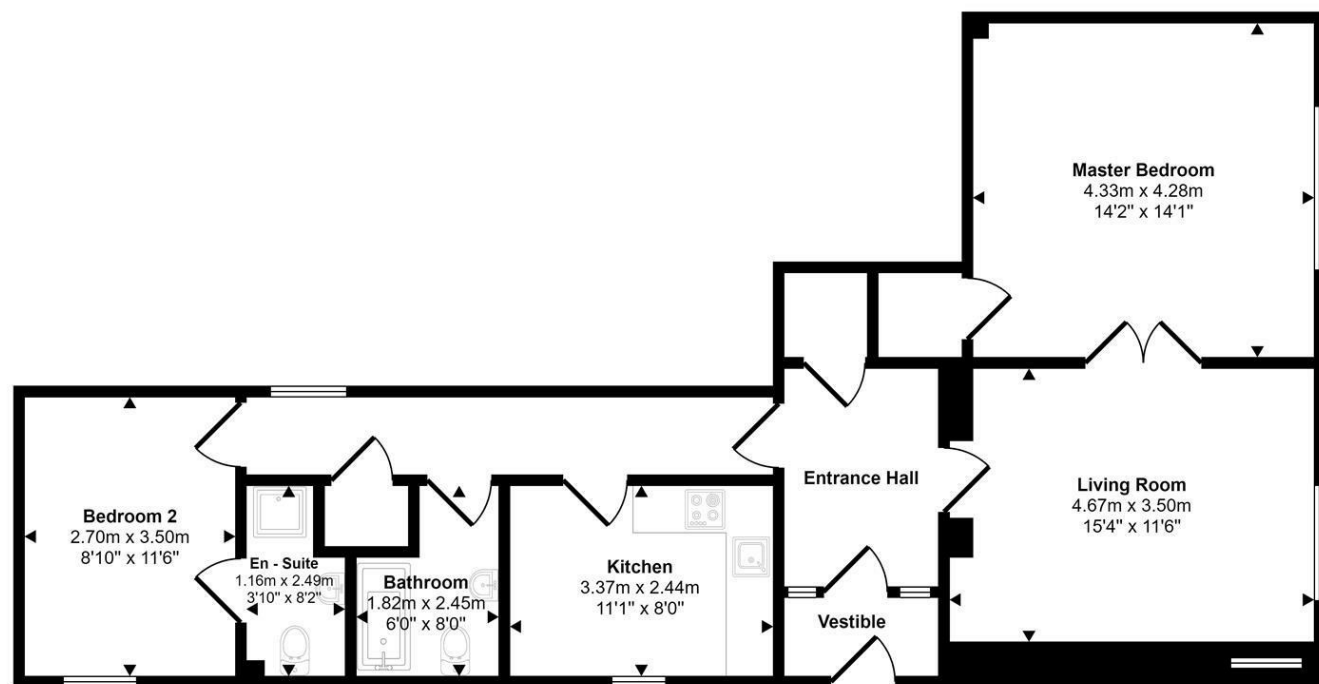


Approx Gross Internal Area  
83 sq m / 890 sq ft



Floorplan

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.

VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water,  
HEATING: Electric Heating  
TAX: Band E  
Leasehold Property 125 yrs starting 24/06/1993  
Ground Rent £100 per annum paid 24th June  
Service Charge £1200per annum  
Owners will have a share of the freehold  
Private residence in the occupation of one family

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



### Flat 1, Broad Haven House Enfield Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JN

- No Chain
- Two Bedrooms
- Living Room
- Sea View/Walking Distance to the Beach
- Electric Heating
- Leasehold Apartment
- Ensuite Shower Room and Bathroom
- Kitchen/Diner
- Garage
- EPC Except

£285,000



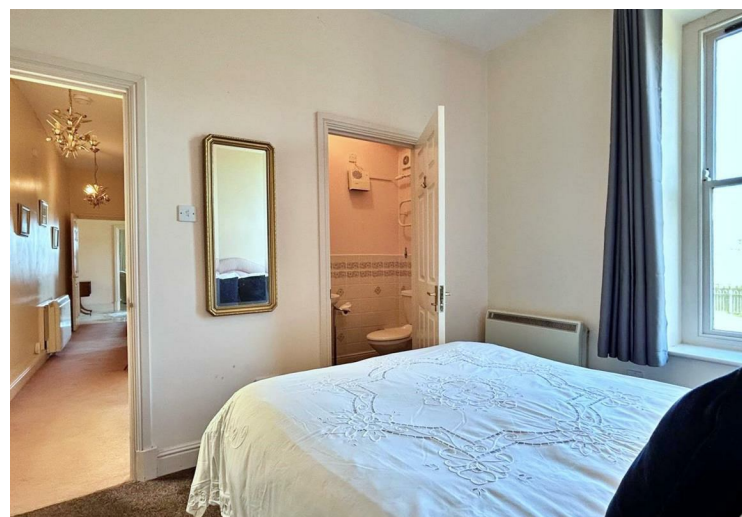
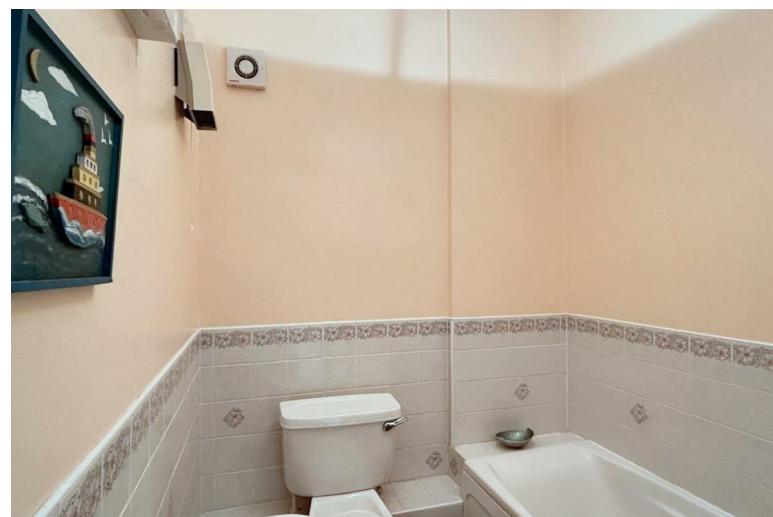
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**The Agent that goes the Extra Mile**





A well-presented two bedroom Grade 2 Listed apartment overlooking Broad Haven Beach - one of Pembrokeshire's finest blue flag beaches. The property was built in the Italianate style, illustrating the aspirations of the founders of the resort.

The accommodation comprises of vestibule, entrance hall, living room, kitchen, master bedroom, further bedroom with ensuite shower room and bathroom.

Externally there is parking and an allocated garage to the rear of the property.

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park and is a designated area of outstanding natural beauty. The long sandy beach is particularly popular for surfing and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local amenities including a post office, shops, pubs, and restaurants.

The county town of Haverfordwest lies 6 miles to the east and provides a wide range of amenities, including mainline train station, hospital, supermarkets, leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



## DIRECTIONS

From our Haverfordwest office proceed up the High Street, into Dew Street following the one-way system round to the right. Take the Broad Haven road straight ahead, passing Tesco Stores and continuing on out of Haverfordwest. On entering Broad Haven drive down the hill, and take a left into Puffin Way, follow the road along, take your first right into Wilson Meadows and the first turning right into the rear of Broad Haven House where you will find the parking bays and garage. What3words [lotteries.booth.shook](https://www.what3words.com/lotteries.booth.shook)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.