

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, Mains Gas  
HEATING: Gas Central Heating  
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally  
MM/CPS/04/24/OK

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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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk

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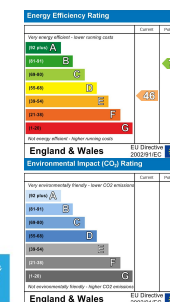
**Sussex Lodge 113 Waterloo Road, Hakin, Milford Haven, Pembrokeshire,**

CA72 2DE

- No Chain
- Three Bedrooms
- Close to Schools/Amenities
- Garage/Workshop Driveway
- Gas Central Heating
- Detached House
- Two Reception Rooms
- Front And Rear Garden
- Double Glazed
- EPC Rating: E

**Offers Around £225,000**

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**The Agent that goes the Extra Mile**







A detached three-bedroom house with original features and is located within walking distance to the amenities of Hakin.

The accommodation briefly comprises an entrance porch, hallway, lounge, kitchen, and dining room. Upstairs has three bedrooms, a bathroom and a separate WC. The property benefits from double glazing and gas central heating.

Externally, to the front, there is a lawned garden, a driveway for off-road parking, and a single garage and workshop. Side access leads to the enclosed rear garden, which is laid to lawn with a variety of mature plants and shrubs, a patio seating area with an outbuilding/workshop.

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with an accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 meters. Milford Haven's 20th-century expansion took in several other settlements. Hakin and Hubberston are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, a leisure center, primary and secondary schools, and the Torch Theatre and Cinema.



### DIRECTIONS

From our Milford Haven office, proceed towards Hakin and on crossing the Victorian Bridge take the first turn left, and continue to the junction straight and up the hill until you reach the junction. Turn right into Waterloo Road where you will find the property on your left hand side. What3words commoners.take.suppose

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