



**Beach Road, Harwich CO12 3RP**



**welcome to**

**Beach Road, Harwich**

A SPACIOUS four bedroom three storey house situated in a SOUGHT AFTER LOCATION close to Dovercourt sea front and benefiting from SEA VIEWS. The property benefits from THREE RECEPTION ROOMS.



### Entrance Porch

Wooden front door.

### Entrance Hall

Single glazed obscure stained glass front door, radiator, stairs to first floor.

### Lounge

13' 6" max x 13' ( 4.11m max x 3.96m )

Feature fireplace, UPVC double glazed window to front, radiator.

### Dining Room

11' 6" max x 11' 7" max ( 3.51m max x 3.53m max )

Feature fireplace, radiator, double glazed window to rear.

### Breakfast Room

14' 5" max x 11' 1" max ( 4.39m max x 3.38m max )

UPVC double glazed French doors to side leading to garden, radiator, feature fireplace.

### Kitchen

11' 1" x 7' 8" ( 3.38m x 2.34m )

Matching wall and base units with roll-edge work top and tiled splashbacks, space for cooker, washing machine and fridge, one and a half bowl stainless steel sink and drainer, UPVC double glazed window to rear, door to side leading to garden.

### First Floor Landing

Stairs to second floor, radiator.

### Bedroom One

16' 7" max x 11' 6" max ( 5.05m max x 3.51m max )

Radiator, UPVC double glazed window to front with sea views, UPVC double glazed doors to front leading to balcony, feature fireplace.

### Bedroom Two

11' 7" max x 11' 8" max ( 3.53m max x 3.56m max )

Radiator, UPVC double glazed window to rear, feature fireplace.

### Bedroom Three

13' 4" max x 7' 10" ( 4.06m max x 2.39m )

UPVC double glazed window to side, radiator, airing cupboard,

### Bathroom

11' 1" x 7' 5" ( 3.38m x 2.26m )

Pedestal shower cubicle, low level WC, free standing bath, radiator, fully tiled, UPVC double glazed window to rear, spotlights.

### Bedroom Four

14' 7" max x 16' 2" max ( 4.45m max x 4.93m max )

UPVC double glazed windows to front and rear, fitted wardrobe, spotlights.

### Outside

The rear garden comprises of a patio area with steps down to hard standing . The garden is fully enclosed with gated rear access.



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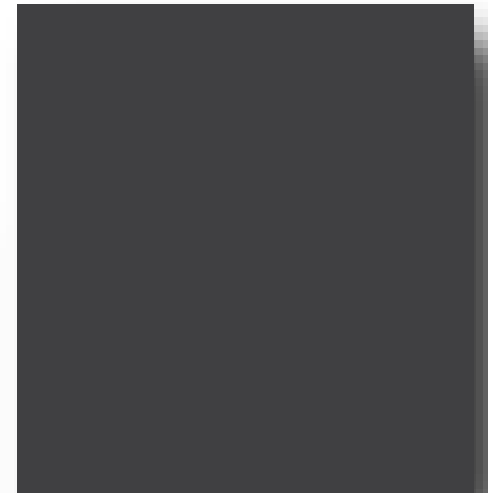
**welcome to**

## **Beach Road, Harwich**

- Spacious Three Storey House
- 4 Bedrooms
- 3 Reception Rooms
- Sea Views
- Close to Sea Front & Town Centre

Tenure: Freehold EPC Rating: D

# £285,000



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Property Ref:  
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