

The Cottage, 11 North Avenue South, Elmer, PO22 6HE



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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What the agent says... “,”

Located in a peaceful private road, a short distance from the local convenience store, pub and around 0.3 miles to the beach. This attractive detached bungalow was originally built as a three bedroom but is currently laid out as a large two-bedroom home.

The accommodation comprises a large entrance porch, dual aspect sitting room with a fireplace, two double bedrooms, a T-shaped kitchen and dining room which overlooks the courtyard garden. A utility room comes off the kitchen and an inner lobby leads to a large family bathroom, which was originally the third bedroom.

Externally the property benefits from a long driveway, providing space for numerous vehicles and the hard standing remains from a garage which has recently been removed. Both front and rear gardens are paved, making it a low maintenance area, perfect for potted plants to provide a splash of colour.

The property benefits from approved planning permission (ADC ref: M/7/23/HH), for a rear

extension off the back of the utility, alternation to the front porch and replacement of panels with fibre cement cladding. Naturally, an incoming purchaser may wish to make their own changes or enjoy the property as it is.

Overall, this would be perfect for 'downsizers' or those wanting a seaside retreat. Viewings are recommended to appreciate all it has to offer.

AGENTS NOTE: The property is of non-standard construction and will not support a mainstream mortgage - cash purchasers only.



- Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Sitting Room
- Low Maintenance Garden
- Off Road Parking
- Seaside Location



Accommodation

Porch: 13' 10" x 4' 10" (4.23m x 1.48m)

Sitting Room: 18' 7" x 12' 0" (5.67m x 3.66m)

Bedroom 1: 12' 2" x 11' 11" (3.71m x 3.65m)

Bedroom 2: 11' 10" x 10' 2" (3.63m x 3.11m)

Kitchen / Dining Room: 17' 6" x 5' 11" to 17' 2" at widest point (5.34m x 1.82m)

Utility Room: 5' 11" x 4' 11" (1.82m x 1.50m)

Bathroom: 10' 2" x 10' 0" (3.10m x 3.05m)

Council Tax Band: D



Total Area: 88.1 m² ... 949 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarkes Estates 01243 861344

