





## Accommodation - Ground Floor

**Large L-Shaped Hallway** 19' 4" x 5' 9" (5.9m x 1.76m) + 3.1m x 1.9m

Open tread timber staircase to first floor, radiator

**Lounge** 19' 0" x 13' 2" (5.78m x 4.02m)

Double glazed picture window and stable style door to rear framing tremendous sea views, side double glazed window, feature stone fireplace along one wall, radiator.

**Dining Room** 11' 6" x 9' 2" (3.5m x 2.79m)

Picture window to lounge, 2 double glazed windows, radiator

**Kitchen/Breakfast Room** 15' 7" x 9' 1" (4.75m x 2.76m) reducing to 2.03m

Having a modern good range of fitted base and wall units with ample worktops and a 2 1/2 bowl sink unit, built-in oven and LPG gas hob with stainless steel canopy and provision for dishwasher, recess with breakfast table and benches, 2 double glazed windows, plastic clad ceiling finish, door to utility, radiator.



**Utility Room/Rear Hall** 8' 9" x 6' 4" (2.66m x 1.94m)

With oil central heating boiler, plumbing for washing machine, double glazed window and rear door, access doors to cloaks, garage and small outer hall to front.

**Cloakroom** 6' 2" x 3' 1" (1.89m x 0.95m)

With w.c and double glazed window

**Bedroom 3** 12' 2" x 9' 10" (3.7m x 3.0m)

Double glazed window and tremendous view, radiator, vanity wash basin.

**Bedroom 2** 12' 2" x 10' 10" (3.7m x 3.3m)

Double glazed window and tremendous views, radiator. Fitted wardrobes.

**Wet Room** 6' 2" x 6' 0" (1.89m x 1.84m)

Recently refitted with a non-slip self draining floor and large shower enclosure with electric shower, wash basin and w.c., plastic clad ceiling and walls/part tiled, double glazed window, radiator, extractor.

**First Floor Landing**

Having a walk-in under eaves storage room

**Bedroom 1** 15' 1" x 10' 10" (4.61m x 3.31m)

Dormer and double glazed window with tremendous sea view, radiator, access to occasional room, built-in airing cupboard with hot water cylinder.

**Bedroom 4** 10' 0" x 6' 8" (3.06m x 2.02m)

Fitted cupboards and side double glazed window, radiator.

**Occasional Room** 14' 9" x 13' 2" (4.5m x 4.01m)

Side double glazed window, double glazed velux, fitted cupboard.

**Exterior**

Front sweeping drive to garage and parking area, ornate stoned and paved garden area, side garden to grass, large rear garden mainly to grass with high hedging, various trees and bushes, two tier patio area, side stoned area, plastic oil storage tank. All with a superb open view to the coast and sea.

**Garage** 17' 7" x 9' 0" (5.36m x 2.75m)

Double glazed window, up-and-over door.

**Facilities - Oil Central Heating & PVCu Double Glazing**

**Tenure – Freehold Services - Mains Water Electricity & Drainage**

**Council Tax Band F - EPC Rating E**

**Planning – Full Planning Permission (4/5/22 ) and architect plans for the extension and alteration of the existing dwelling to create a superb remodelled Luxury Coastal Residence – Comprising Hallway, Cloakroom, Large L shaped Lounge/Diner, large Kitchen/diner, Utility, Master Bedroom and en suite, 5 first floor bedrooms, 3 bathrooms, dressing room.**

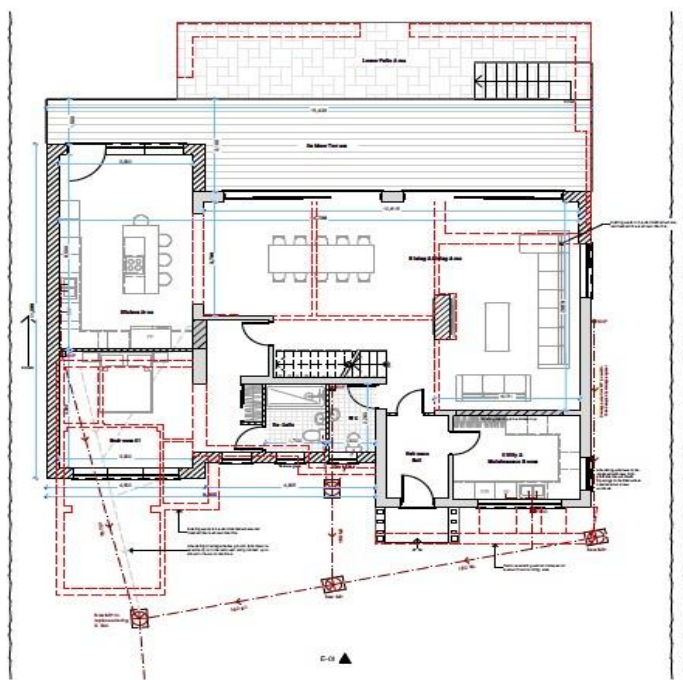




GROUND FLOOR

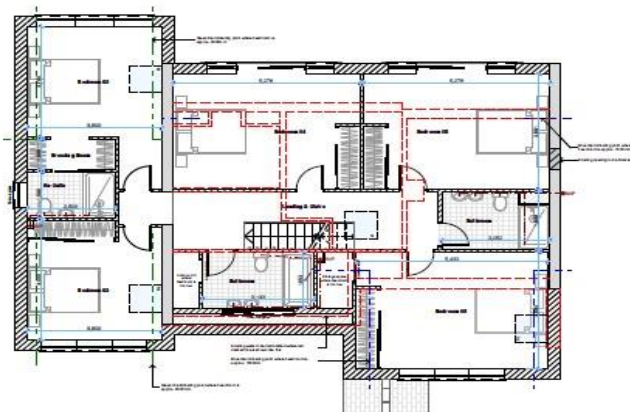


1ST FLOOR



GF-Ground Floor

1:100



01-First Floor

1:100

