



Double Common, Charmouth
£565,000

FORTNAM
SMITH & BANWELL

8 Double Common

£565,000

Recently modernized and completely refurbished throughout ~ Spacious & light three bedroom house ~ Adaptable layout on ground floor ~ Quiet cul de sac centrally located in coastal Charmouth ~ Landscaped rear gardens with garage access ~ Fitted kitchen with integrated appliances ~ Level walk to both beach & shops ~ Private parking & garage

No.8 "The Little Sea House" has just been beautifully refurbished & modernised to a high standard. The end result is a light, spacious and adaptable ground floor with the Living room with double doors into the Dining room, leading in to the rear atrium style snug area. This clever new configuration draws the eye right through from front to back and allows rooms to be opened up or used as individual spaces. Light just floods into this atrium area with a glass roof and external French doors, leading into the kitchen. Delightful new fitted Wren kitchen fully integrated overlooking a very attractive mediterranean style rear garden. Three spacious first floor bedrooms and large family bathroom. Bespoke window shutters throughout.

The rear garden has been redesigned with light porcelain tiling with composite decking which provides a tranquil attractive easily maintained space with a garage to the rear. Ideally situated in a quiet level cul de sac within a few minutes



walk of the beach and a short stroll to the village and shops.

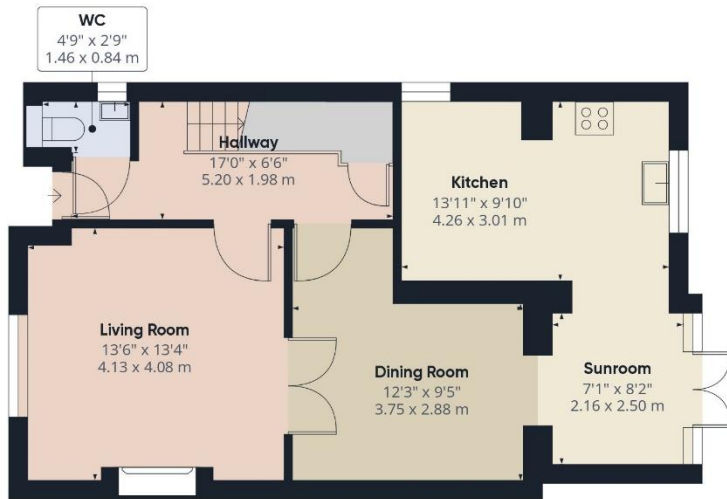
Upon entering a linear entrance hall with door to ground floor cloakroom. Stairs to first floor with cupboards below housing new Alpha gas boiler. Door to front Living room with feature fire place. Double doors to Dining Room. Opening in to rear glass roofed atrium styled seating area with wide French doors into the garden. The effect of being able to see all the way from the front to the back garden is delightful. The new fitted kitchen has integrated appliances including two ovens, (one dual microwave), gas hob, fridge freezer, additional fridge, dishwasher & washing machine. Quartz worktops with solid oak breakfast bar incorporating deep soft close drawers. A window overlooks the gardens.

On the first floor are three generous double bedrooms, one to the rear and two to the front. Front views with sea & coastal glimpses. A very stylish bathroom with both bath and separate shower, built in Wc and basin. Landing with loft hatch to insulated loft space.

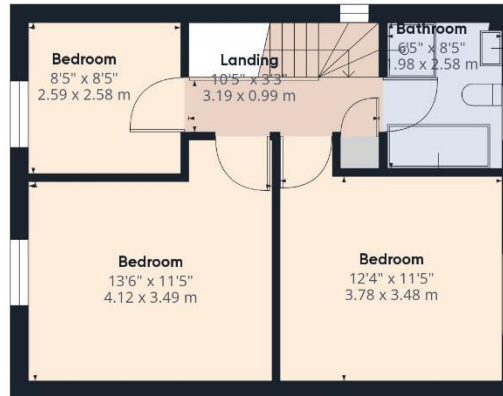
Outside there are flower beds to the frontage with mature plants & climbers. Side gate to rear. A side drive provides shared access to the rear single garage with timber gate into enclosed rear garden. This has been thoughtfully redesigned to include shallow steps to a wide level porcelain tiled patio with shrubs and eucalyptus. Pedestrian door to garage. Power and light to garage.

EPC D All mains services. Gas central Heating and double glazing.





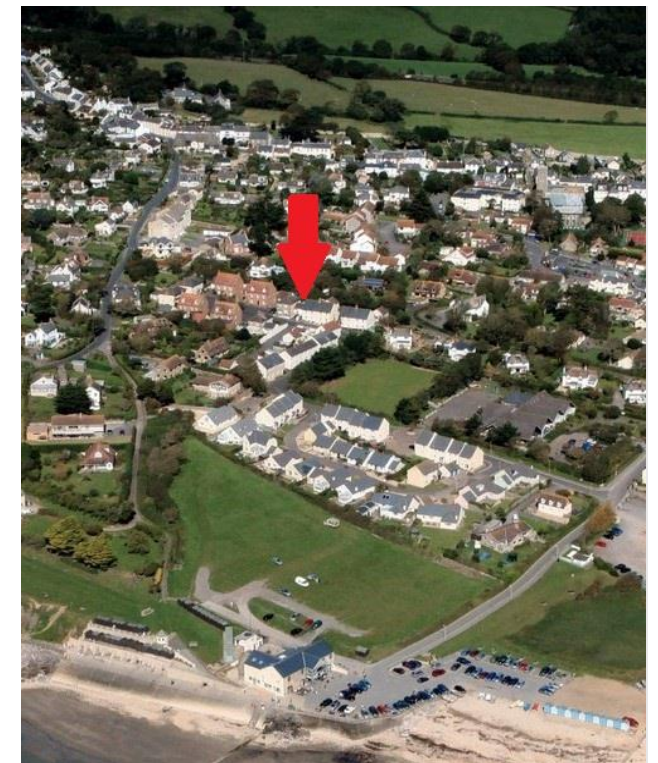
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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