



Sea Haven, 1 London House, The Strand, Saundersfoot

Offers In Region Of £255,000

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## Sea Haven, 1 London House, The Strand, Saundersfoot

Situated on The Strand in the heart of this popular seaside village, London House Apartments have been finished to a very high standard. Sea Haven, which is on the first floor, has well presented accommodation throughout that comprises Entrance Hall, Lounge/Dining/Kitchen, First Floor Landing, Bathroom and Bedroom. To the rear is a private decked south facing sun terrace which is ideal for BBQs and Al Fresco dining. The property has the added benefit of gas central heating and double glazing throughout. The Strand is located only yards from the beautiful golden beaches, pretty working harbour and the variety of shops and restaurants that Saundersfoot has to offer.





## Entrance Hall

Enter via uPVC door to hall. Stairs to First Floor Landing with large L shape built-in cupboard under with space and connection for freezer. Inset lighting. Secure entry phone system. Door to Lounge/Kitchen/Dining Area. Tiled floor.

## Kitchen/Lounge/Diner

7.37m x 5.49m (24'2" x 18'0")

The Lounge area has a large bay window and a further sash window to the front; the perfect spot to people watch. Wall mounted electric flame effect fire. Inset lighting.

The Kitchen is fitted with a stylish range of wall and base units with matching worktop extending to splashbacks. 1.5 bowl stainless steel sink with drainer and mixer tap. Integral appliances comprising four ring gas hob with extractor fan over, eye level oven and microwave, dishwasher, undercounter fridge and washing machine. Wall mounted Vaillant gas fired combi boiler. Inset lighting. Tiled floor. Window to rear. Ample space for family sized dining table and chairs. French doors giving direct access to decked sun terrace.





## First Floor Landing

Velux window to rear. Inset lighting. Doors to various rooms.

## Bedroom

5.64m x 4.55m (18'6" x 14'11")

Two Velux windows to rear. Window to front. Access to loft hatch. Built-in wardrobe and storage unit.

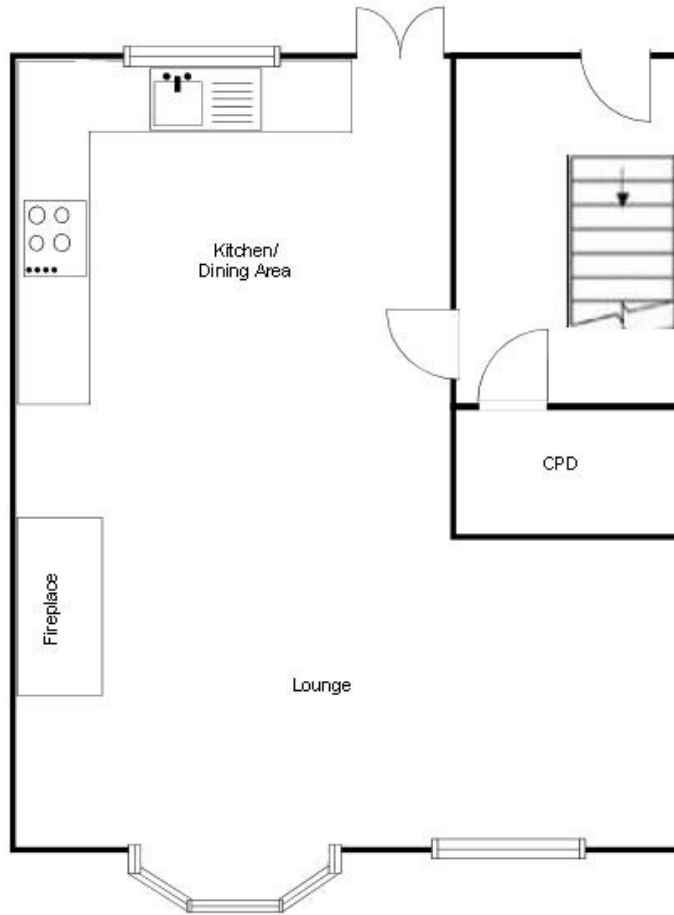
## Shower Room

Frosted pane window to front. Large curved shower enclosure with waterfall mains shower and water resistant paneling. W.C. Wash hand basin in vanity unit. Part tiled walls.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			

Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.