



## Blundell Avenue, £365,000

- Four Bedroom Duplex Apartment
- Two Shower Rooms
- Parking, Garage, Workshop & Garden
- Council Tax Band D
- Modernised to High Standard
- EPC Rating: D



 4  2  2



## About the property

Within a short distance of the seafront is this exquisite apartment arranged over three floors with four bedrooms, two shower rooms, garden, parking, workshop and garage. Partial sea view from the top floor. Beautifully presented throughout. Full of charm and character.

## Accommodation

### Entrance Porch

Tiled floor with glazed door leading into the hallway. Stained glass window to the rear

### Hallway

Stairs with carpet runner leading to the first floor accommodation. Feature radiator and store cupboard. Wooden flooring. Stained glass window to the side.

### Landing

Feature stained glass window. Stairs to the second floor. Wooden flooring. Radiator.

### Living Room

15' 6" x 12' 3" ( 4.72m x 3.73m )

Wooden flooring. Feature fire place and hearth. Radiator. Coving to the ceiling - french door leading out to the sun room



### Sun Room

Tiled flooring. Windows to the front and sides.

### Kitchen / Diner

14' 6" x 11' 6" ( 4.42m x 3.51m )

A beautifully presented, quality kitchen with a matching range of units and complimentary marble worktops with upstands and Lime stone flooring. Integral appliance include induction hood with an extractor, double oven, microwave and warming drawer, fridge freezer and a dishwasher. Space for a dining table and chairs.

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

Wooden flooring. Radiator. Window to the rear

### Bedroom Two

12' x 12' ( 3.66m x 3.66m )

Wooden flooring. Radiator. Window to the rear.

### Shower Room

A high quality fitted shower room with large walk in shower enclosure with feature tiled walls, vanity wash hand basin and Wc. Tiled flooring. Heated towel rail. Window to the rear

### Second Floor Landing

The accommodation on this floor has been designed that it can be locked off from the lower floor accommodation and could be utilised as separate living or potential holiday let / work from home space.

### Open Plan Area

14' 6" x 11' 6" ( 4.42m x 3.51m )

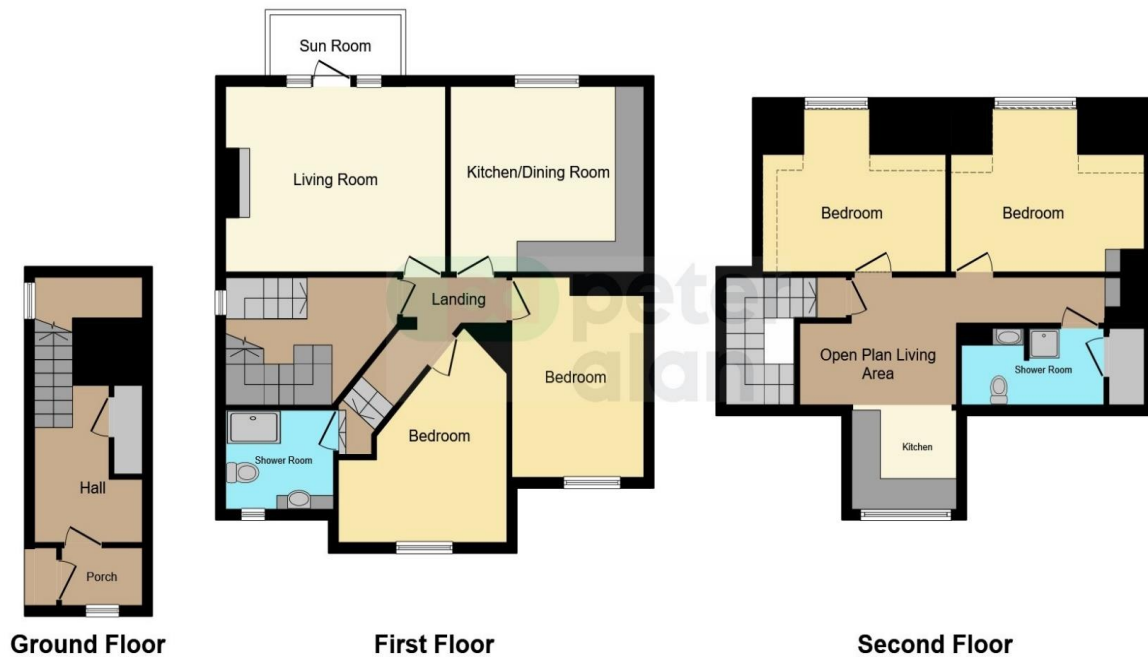
Currently set up with a living room space with kitchenette and built in appliances including an oven and hob, sink and drainer plus a fridge. Tiled floor. Window to the rear. Access to the further two bedrooms

### Bedroom Three

12' 10" x 7' 9" ( 3.91m x 2.36m )

Window to the front with view of the sea. Wooden floors. Radiator.

## Floorplan



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