



## Victoria Avenue, £180,000

- Ground Floor Flat
- Two Bedrooms
- Rear Garden & Parking
- No Ongoing Chain
- Sold with a Share of Freehold
- EPC Rating: D



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## About the property

Occupying the ground floor of an attractive period conversion, the property enjoys a private entrance leading to a well-proportioned hallway that provides access to all rooms. At the front, a bright and welcoming lounge offers a relaxing space to unwind, while the adjacent kitchen is well-appointed with a range of fitted units, ample worktop space, and room for appliances-ideal for both everyday use and entertaining.

The apartment features two bedrooms: a spacious master and a second bedroom, both designed to offer flexible living arrangements. The bathroom includes a bath with overhead shower, wash hand basin, and WC, completing the internal layout.

Externally, the property boasts its own private garden to the rear-a rare and valuable addition-offering an ideal spot for outdoor dining or relaxing in the warmer months. There is also allocated parking to the rear of the building, along with additional on-street parking available on Victoria Avenue, adding further convenience.

The property is offered with a share of the freehold, enhancing its long-term appeal and value. With its prime location close to shops, cafes, the promenade, and excellent local amenities, this apartment represents a fantastic opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a highly desirable coastal setting.



## Accommodation

### Entrance Hall

### Lounge

15' 6" x 10' 9" ( 4.72m x 3.28m )

### Kitchen

11' 2" x 7' 3" ( 3.40m x 2.21m )

### Bedroom One

12' 6" x 14' 6" ( 3.81m x 4.42m )

### Bedroom Two

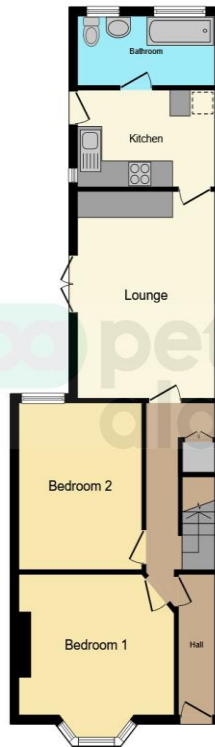
12' 7" x 10' 4" ( 3.84m x 3.15m )

### Bathroom

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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