



Wellfield Avenue, offers over £140,000

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



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About the property

Offered for sale is this charming first-floor flat, ideally located within close proximity to local amenities, including the beach, shops, and the picturesque duck pond.

Accessed via a private entrance hallway with stairs leading up to the accommodation, the flat offers well-presented and spacious living throughout. At the front of the property is a bright and welcoming lounge featuring a characterful box bay window.

The kitchen is situated at the rear and is fitted with a range of wall and base units, complementing worktops, and space for appliances-perfect for modern living.

There are two bedrooms, including a generously sized master overlooking the rear of the property, and a second bedroom positioned at the front, complete with fitted carpet. The bathroom comprises a bath with shower attachment, wash hand basin, and WC.

Additional benefits include off-road parking to the rear and the advantage of being sold with a share of the freehold.



Accommodation

Entrance Hall

First Floor Landing

Lounge

14' 2" max x 10' 11" max (4.32m max x 3.33m max)

Kitchen

13' 10" max x 10' 7" max (4.22m max x 3.23m max)

Bedroom One

10' 10" x 10' 5" max (3.30m x 3.17m max)

Bedroom Two

13' x 5' 4" max (3.96m x 1.63m max)

Bathroom

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Floorplan



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