



**PAULS LANE**  
OVERSTRAND, NR27 0PF

**£250,000**  
**FREEHOLD**

This spacious 2 bed mid-terrace Victorian property is located ideally for the village centre and the sea front. The property does require upgrading throughout, but has huge potential to make a lovely home.

**H**  
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Residential Sales & Lettings

# PAULS LANE

- HUGE POTENTIAL
- CLOSE TO VILLAGE CENTRE AND BEACH
- SPACIOUS ACCOMODATION
- NO UPWARD CHAIN
- PRICED TO SELL

## OVERVIEW

Pauls Lane is just a short walk to the village centre and to the sea front. This Victorian mid-terrace 2 bed house has very spacious accommodation. The property requires updating throughout but has great potential.

## FIRST IMPRESSIONS

To the front of the property is a hard paved garden. A footpath leads directly to the front entrance. A glazed uPVC door opens into a small porch. From the porch, a further glazed door opens into the hallway.

## HALLWAY

From the hallway, doors lead to the lounge and dining room. A further door opens to an under stair storage cupboard.

## LOUNGE

Double glazed window to the front aspect with carpeted flooring and an electric night storage heater.

## DINING ROOM/KITCHEN

This spacious open plan room has a double glazed window to the side aspect and French doors opening to a rear porch which in turn opens to a very small courtyard. A further glazed door opens to the stair well. Carpeted flooring.

The kitchen area has a range of base and wall mounted units with worktops and an inset sink and draining board. Built-in electric oven and grill with a four ring halogen hob. Spaces for washing machine and under counter fridge.

## REAR PORCH

Double glazed high level window to the side aspect and French doors opening to a small courtyard which then leads to a passage way which also serves neighbouring properties.

## FIRST FLOOR LANDING

From the landing, doors open to the two bedrooms and the bathroom. Loft access hatch.

## FRONT BEDROOM

Double glazed window to the front aspect with carpeted flooring, electric night storage cupboard and over stairs storage cupboard.

## REAR BEDROOM

Double glazed window to the rear aspect with carpeted flooring, electric night storage cupboard and built-in wardrobe.

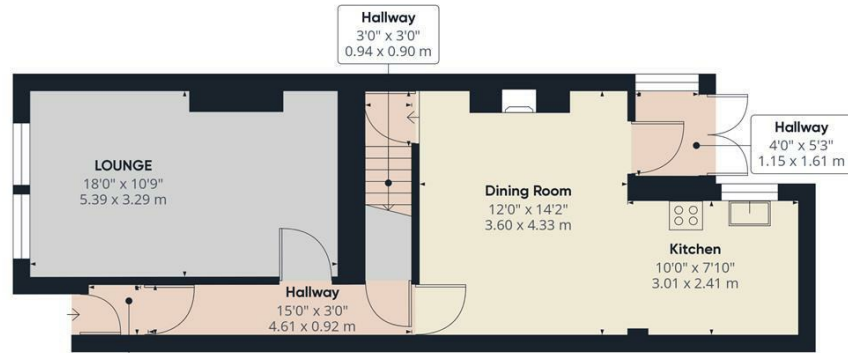
## BATHROOM

Double glazed opaque window to the side aspect. Bath with shower over, dual-flush WC and wash hand basin. In one corner is an airing cupboard with hot water tank and immersion heater.

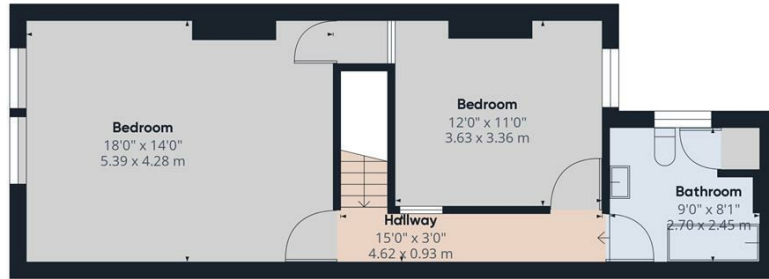


# 44 PAULS LANE





Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
1049.16 ft<sup>2</sup>  
97.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

