



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.

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HENLEYS
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.

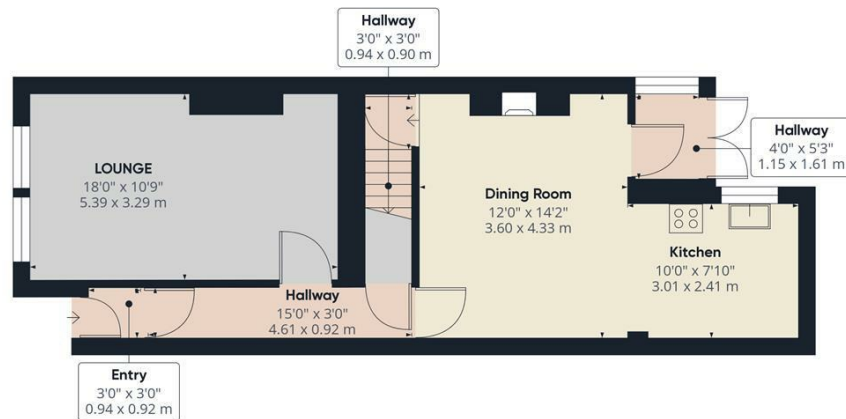
BATHROOM

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.

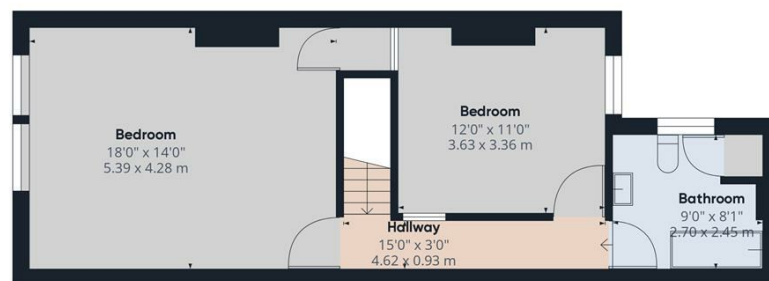


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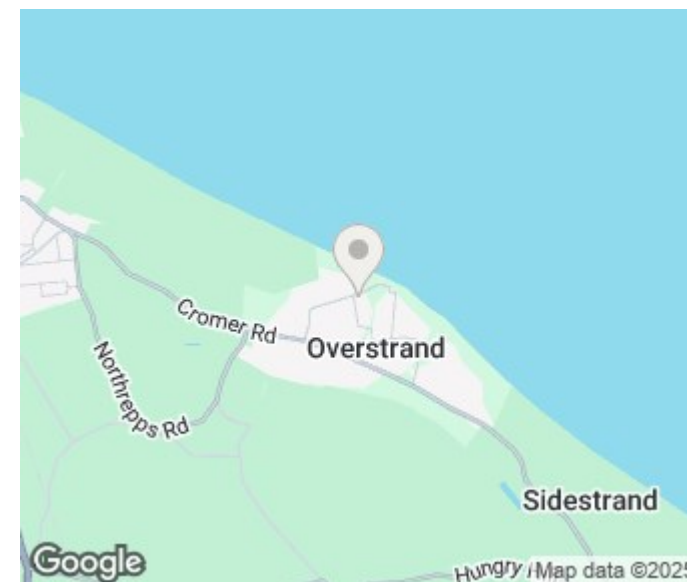
Approximate total area¹⁾
1049.16 ft²
97.47 m²



(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	