









This beautifully presented three bedroom end terraced Edwardian home boasting attractive features and immaculate decor throughout, offers an exciting opportunity to families and first time buyers who wish to live in this popular coastal suburb.

Accommodation is arranged over two floors and comprises entrance portico, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a large bathroom complete with free standing bath and separate shower cubicle. Whilst features of note include gas central heating with a new boiler installed in 2024 and UPVC double glazing. Externally there is a town garden to the front and enclosed courtyard to the rear with a wonderful seating area.

Set just a stones throw from all the suburb amenities the ever fashionable Fulwell has to offer, the property is also set towards the Mere Knoll Road end of the street and is within easy walking distance of the sea front and its award winning Blue Flag beaches. Something quite special immediate internal inspection is highly recommended as considerable interest in this fine home is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite entrance door to

## Entrance Vestibule

## Reception Hall

Attractive feature staircase.

## Lounge 14'11" x 13'0"



Maximum dimensions into alcoves and UPVC double glazed bay window, radiator, feature fireplace.

## Dining Room 14'3" x 12'10"



UPVC double glazed French doors to rear, understairs storage cupboard.

## Kitchen 7'3" x 13'0"



Good selection of wall and floor cupboard with working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, worktop lighting, low level plinth lighting, gas hob, electric oven.

## First Floor Landing



Access point to loft and area for desk if required.

## Bedroom 1 (front) 9'10" x 14'7"



Maximum dimensions into double glazed bay window, radiator.

## Bedroom 2 (rear) 14'7" x 9'2"



UPVC double glazed window, radiator, laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front) 8'10" x 6'5"



Velux window and radiator.

## Bathroom



Low level WC, washbasin, free standing bath and shower cubicle - attractive white contemporary suite with designer radiator, UPVC double glazed windows to front and side.

## Outside



Town garden to front, enclosed courtyard to the rear with lovely seating area whilst also accessed directly from the dining room and kitchen.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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## Sea Road Viewings

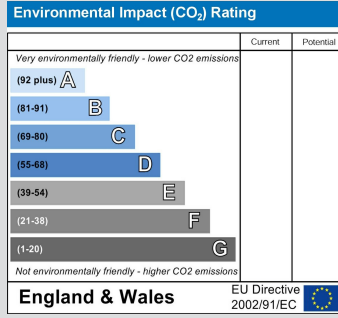
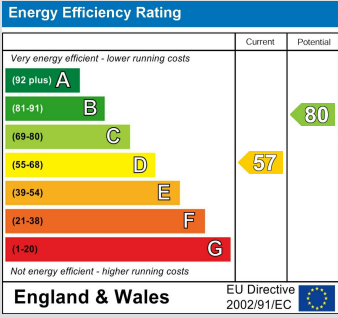
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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## MAIN ROOMS AND DIMENSIONS

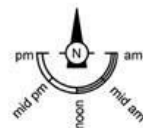


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Ground Floor  
Approximate Floor Area  
(49.07 sq.m)



First Floor  
Approximate Floor Area  
(49.00 sq.m)

94 Atkinson Road