









An extended three double bedroom semi-detached house, enjoying a wonderful position close to the sea front and the marina. Internally the attractive accommodation on the ground floor includes a hall, lounge to the front with a bay window and to the rear a superb open plan dining kitchen, fitted with a range of stylish units, an island and French doors to the garden. On the first floor level there are three generous bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an integral single garage with an electric roller shutter access door and to the rear a delightful garden laid mainly to lawn with a patio area. This excellent location is ideal for local amenities, shops and schools, as well as the coastline and transport links to surrounding areas. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Double radiator and staircase to first floor with storage under. Door to lounge. Opening to kitchen/dining room.

Lounge 15'5" x 12'5"



Double glazed bay window to front elevation, feature fireplace and radiator.

Open Plan Dining Kitchen 17'3" x 11'4"



Range of wall and base units with counter tops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include washing machine, dryer, wine rack and microwave with space provided for an oven and fridge freezer. Free standing island with base units, electric fire and radiator. Double glazed window and UPVC French doors to rear.

Dining Area



First Floor Landing

Access hatch to fully boarded loft.

Bedroom 1 15'8" x 11'0"



Double glazed window to front elevation, radiator and built in mirrored sliding door wardrobes.

Bedroom 2 13'8" x 12'6"



Double glazed window to front elevation, radiator, storage cupboard and built in wardrobes.

Bedroom 3 11'2" x 9'6"



Double glazed window to rear elevation, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, double radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with driveway providing off street parking access to the garage, whilst to the rear attractive lawned gardens.

Garage 16'4" x 9'10"

Electric roller shutter and UPVC door to rear.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there is 825 year remaining on lease. The Ground Rent is £3.25pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.
All descriptions, dimensions, references to conditions and

necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

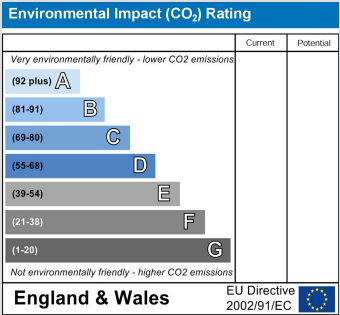
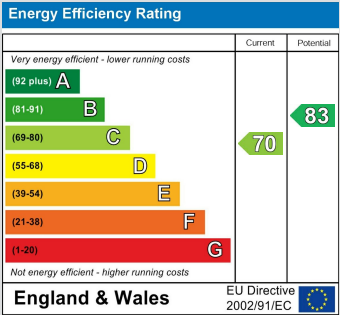
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

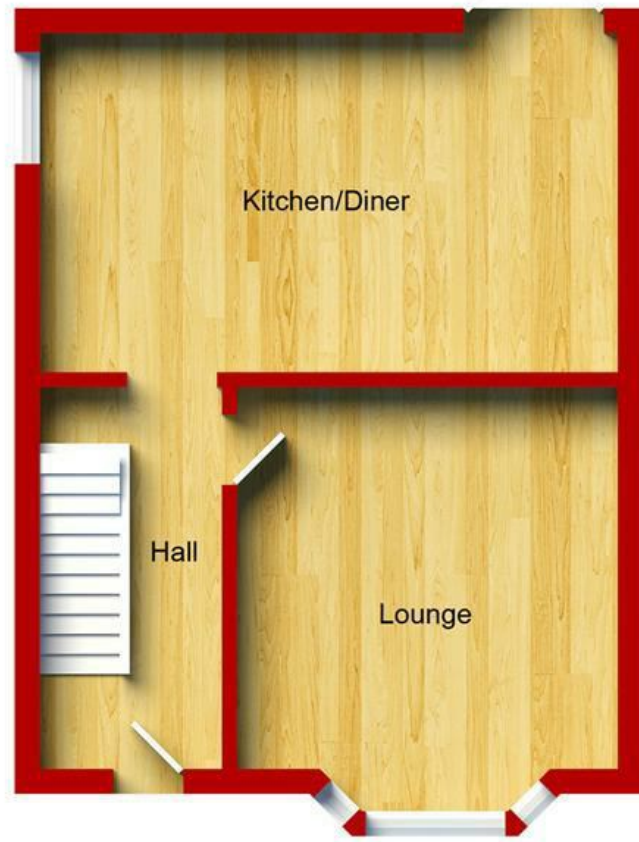
Ombudsman

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



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Ground Floor
Approximate Floor Area
(43.20 sq.m)



First Floor
Approximate Floor Area
(56.70 sq.m)

