



A rare opportunity to purchase a town centre property with development potential. The property comprises a newly furnished ground floor maisonette offering versatile, comfortable accommodation with a detached workshop and garden offering scope to create additional living accommodation. Tenure; Leasehold. Council Tax Band TBC. EPC E

For Sale @ £225,000

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This is a rare opportunity to purchase an individual maisonette with potential development creating additional living accommodation. The property benefits from its own private entrance and is newly furnished offering versatile accommodation with irregular shaped rooms (please note all measurements are a guide only due to room shapes) fitted with electric radiators and uPVC sash style windows. The accommodation is mainly on the ground floor with an additional room on the first floor which could be used as a bedroom or sitting room. The development potential involves creating additional living accommodation from the workshop located in the garden. The plot benefits from planning permission to develop or replace the existing workshop to create a self contained residential structure. Services including separate metered water supply, foul water drains and electricity are already laid to the site in preparation. The permission granted is conditional upon the use being as an annex to the maisonette. The property enjoys an excellent location close to the town centre within easy reach of a range of shops, eateries and pubs with the sea front and bus and rail services all to hand.

Accommodation

The property is approached via a front door from the street which leads to a passage running to the rear of the property. From the passage is a front door to;

Living Room

4.23m x 3.93m reducing to 2.78m (13'11" x 12'11" reducing to 9'1")

An irregular shaped room with internal windows to two sides, door to inner hall and glazed double doors to;

Kitchen

3.13m x 3.01m (10'3" x 9'11")

Fitted with a comprehensive range of cupboard and drawer base, wall and larder units with worksurfaces to three walls, built in electric oven and hob with hood over, space for washing machine, dishwasher, fridge and freezer. Two sash style windows to the front aspect.

Inner Hall

Stairs to the first floor and doors to;

Bedroom

4.04m x 2.65m (13'3" x 8'8")

Sash style window to the side aspect, recessed spotlights.

Bathroom

Fitted with a new white suite comprising 'P' shaped bath with electric shower over, wash hand basin and WC. Heated towel rail, extractor fan.

Sitting Room/Bedroom

3.35m x 3.00m (10'12" x 9'10")

A bright double aspect room with a sunny open outlook to

the rear. Spotlights, cupboard housing hot water cylinder. Door to;

Cloakroom

Fitted with a white suite comprising wash hand basin and WC.

Outside

To the rear of the property is an area of garden with substantial workshop in need of repair but with scope to create an annex. Beyond the workshop is an area of private garden which enjoys an open sunny aspect.

Tenure

The property is leasehold with a new lease being created and will have a quarter share of the freehold and will be responsible for 40% share of the maintenance and building insurance.



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