



53 Puffin Way, Broad Haven, SA62 3HP

Offers Over £195,000

A Stunning Top Floor Flat with Sea Views.

Popular Coastal Village Location.

Within 1/2 Mile of Broad Haven Beach!

Allocated Off Road Parking.

No Onward Chain!

Ideal Holiday Home/Investment.

E.P.C Rating C.

Description

A very well-presented top floor flat, with sea views, located in the popular seaside village of Broad Haven, ideal as a holiday home or retreat. Having been rented out by the existing owner, the apartment will be in need of some minor cosmetic improvements but is well kept and in an exceptional area. A communal entrance hallway leads to the stairwell to the individual apartments, and No.53 benefits from the best sea views due to its top floor location. Internally the rooms are spacious and modern, making it an ideal retreat into Pembrokeshire. Sure to attract huge interest at this competitive price, viewings are strictly accompanied at all times, available to proceedable parties only.

Access to:

Access is via a communal entrance hallway leading to the stairwell and individual apartments.

Communal Hallway

Entrance Hallway 11'4 x 6'7 (3.45m x 2.01m)

Double glazed window to side, radiator, store cupboard, electric radiator, airing cupboard.

Bedroom 1 14'9 x 8'3 (4.50m x 2.51m)

Double glazed window to fore, sea views, built in wardrobe, T.V point, electric radiator.

Dining Room 11'4 x 9'8 (3.45m x 2.95m)

Electric radiator, opens to:

Kitchen 9'5 x 8'8 (2.87m x 2.64m)

Double glazed window to rear, a range of wall and base units with complementary work surface, integrated appliances, plumbing for washing machine.

Lounge 16'5 x 14'3 (5.00m x 4.34m)

Double glazed window to fore, T.V point, telephone point.

Bathroom 6'5 x 6'4 (1.96m x 1.93m)

Obscure double glazed window to rear, low level W.C, wash hand basin, bath with shower over, part tiled walls, extractor fan.

Bedroom 2 12'7 x 12'2 (3.84m x 3.71m)

Double glazed window to side, built in wardrobes, electric radiator.

Tenure

We understand that the property is long Leasehold of tenure at a ground rent and maintenance charge of £960 per annum with 97 years remaining on the lease. We are not aware of any restriction regarding pets but quite possibly this is something that may be introduced by the management committee. Again we do not believe there is any restriction preventing the letting of the property as either a holiday let or a permanent let. However it should be noted that the vendor is currently seeking clarification as to the exact details of the ground lease etc.

Services

We are advised that mains services are connected with electric heating.

Broadband

Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

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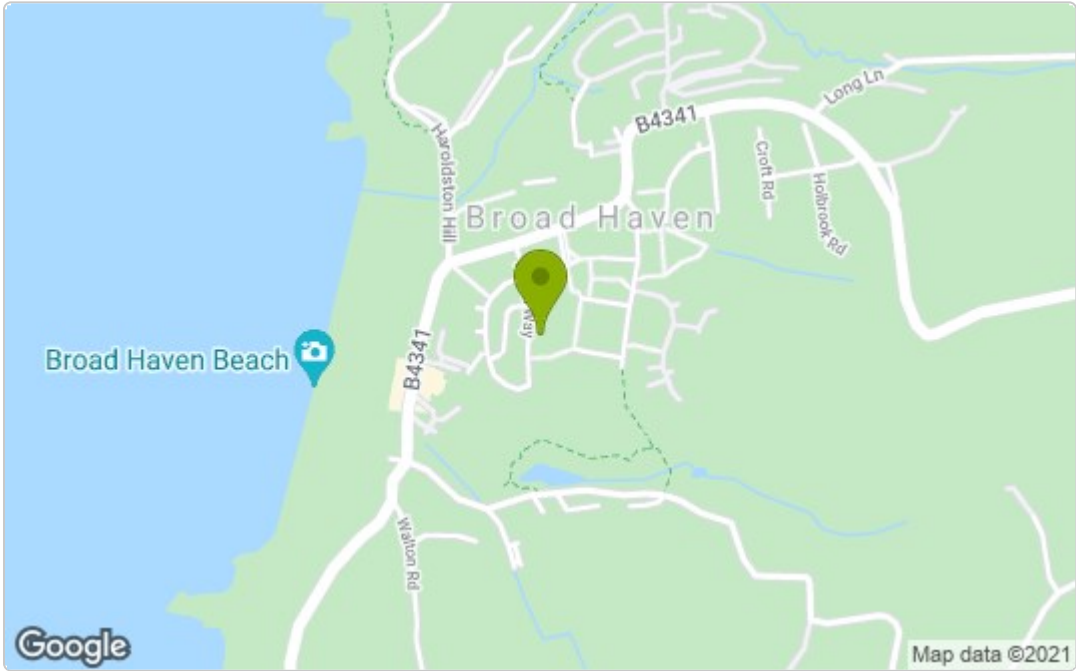
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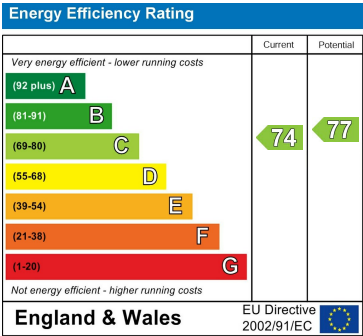
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Area Map



Energy Efficiency Graph



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