

Located in a highly sought after location and within a private cul-de-sac is this beautifully presented semi-detached three bedroom home which has been tastefully upgraded and extended by the current owners. The property is within close proximity to the High Street and seafront and enjoys attractive gardens, en suite to bedroom one, garage and driveway.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, door to:

Cloakroom 4' 9" x 2' 5" (1.45m x 0.74m)

Close coupled WC, wash hand basin set in vanity unit.

Kitchen/Dining Room 19' 4" x 8' 10" (5.89m x 2.69m)

Dual aspect with windows to front and side elevations, fitted with a range of base cupboards and matching eye level units, worktops, stainless steel sink unit with mixer tap, integrated appliances to include electric oven, microwave, induction hob with extractor hood over, fridge and freezer. Space and plumbing for washing machine, cupboard housing boiler. Glazed double opening doors to:

Lounge 15' 3" x 12' 11" (4.64m x 3.93m) maximum measurements

Feature fireplace, window and double opening doors to:

Sun Room 14' 10" x 10' 8" (4.52m x 3.25m)

Inset spotlighting, two Velux windows, windows and double opening doors to rear garden.

First Floor Landing

Storage cupboard with slatted shelving, access to loft space with ladder and power.

Bedroom One 13' 4" x 8' 8" (4.06m x 2.64m) plus door recess and wardrobes

Window to front elevation, fitted wardrobes, door to:

En Suite 6' 2" x 5' 6" (1.88m x 1.68m) maximum measurements

Obscured window to front elevation, close coupled WC, wash hand basin set in vanity unit, bath with mains shower over.

Bedroom Two 10' 4" x 8' 10" (3.15m x 2.69m) plus door recess

Window to rear elevation.

Bedroom Three 11' 5" x 5' 11" (3.48m x 1.80m)

Window to rear elevation.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

Obscured window to side elevation, close coupled WC, wash hand basin set in vanity unit, bath with mains shower over.

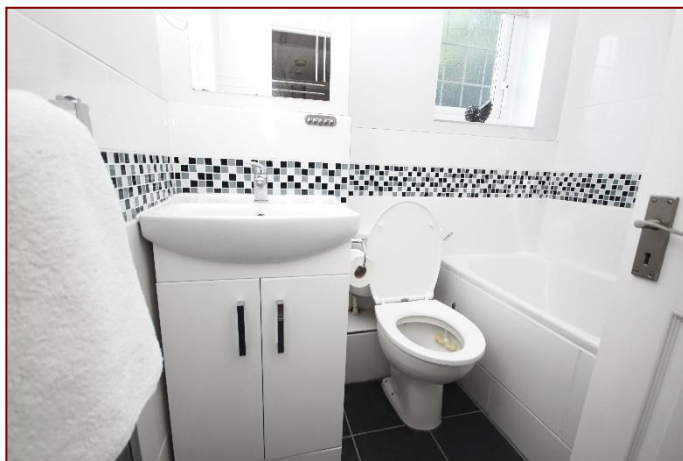
Outside

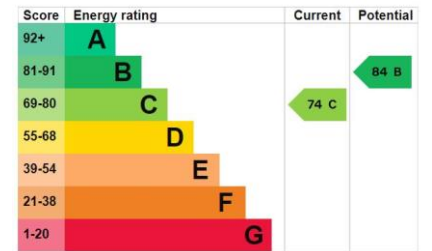
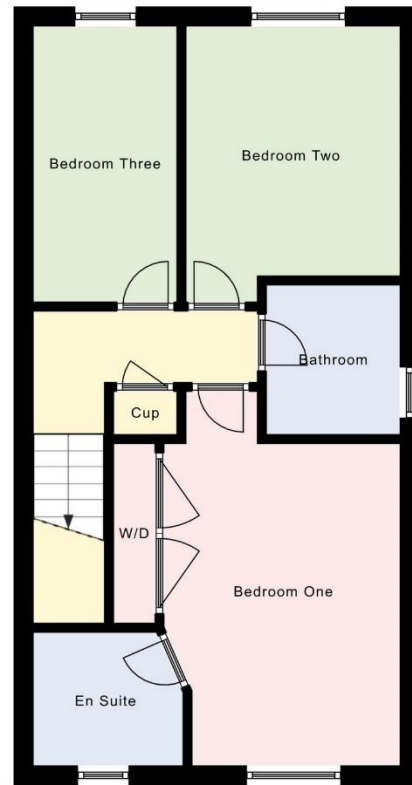
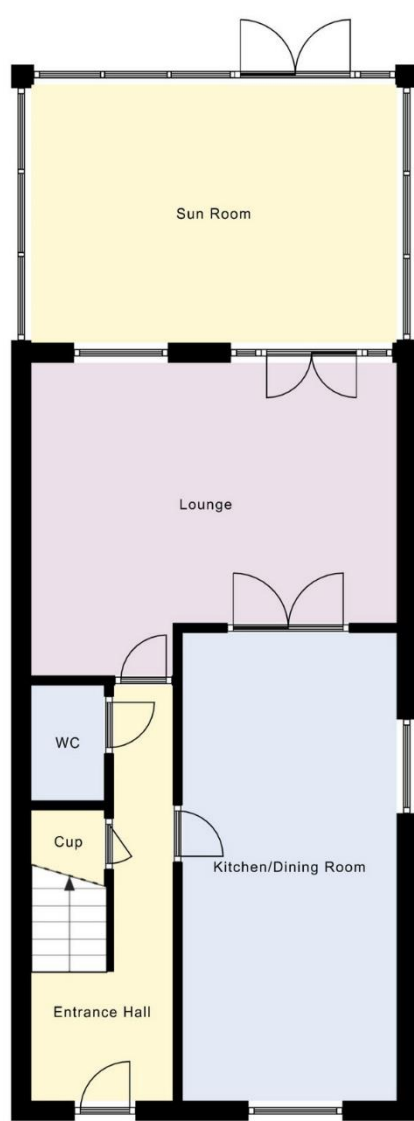
To the front of the property is a garden, primarily laid to lawn with path to front door, block paved driveway providing access to garage with up and over door, courtesy door and power connected. Side access via a gate leads to the rear garden which is enclosed by panelled fencing and brick wall, laid to artificial turf with patio area, storage shed and summer house.

Agents Note

The vendor informs us at the time of instruction of the following information. We would suggest this is verified by your legal representative before exchange of contracts.

The property is accessed via a private driveway which is managed by a residents association and is subject to a charge of £120 per annum to cover maintenance.





Tenure: Freehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£479,995

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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