

A unique and exciting opportunity to acquire this superb four bedroom property located in a highly sought after road within close proximity to the seafront. The property is set within a large plot with access from both the front and rear which provide a multitude of possibilities and possible development (subject to relevant permissions if required).

The Accommodation Comprises

Solid wood front door to:

Dining Room 16' 2" x 14' 10" (4.92m x 4.52m)

Obscured double glazed window to side elevation, double glazed window to front elevation, feature fireplace with electric fire inset, brick surround, feature chimney breast, inset shelf, radiator, glazed door to:



Entrance Hall

Coved ceiling, stairs to first floor, radiator, under stairs storage cupboard.

Lounge 19' 6" x 13' 1" (5.94m x 3.98m)

Double aspect with double glazed window to side elevation, double glazed window and door to rear garden, coved ceiling, gas fireplace with stone surround and hearth, two radiators.



Kitchen/Breakfast Room 14' 6" x 13' 0" (4.42m x 3.96m) plus recess

Coved ceiling, inset spotlighting, underfloor heating, double glazed windows and double opening doors to rear garden, tiled flooring, fitted with a range of base cupboards and matching eye level units, work surface over, integrated dishwasher, fridge and freezer, integrated oven and microwave, gas hob with extractor hood over.

Utility Room 11' 7" x 8' 10" (3.53m x 2.69m) narrowing to 5' 5" (1.65m)

Double glazed window and door to side of property, fitted with a range of base units, rolltop work surface, single drainer stainless steel sink unit, recess and plumbing for washing machine and tumble dryer, space for additional fridge freezer, tiled flooring.



Cloakroom 5' 9" x 3' 0" (1.75m x 0.91m)

Close coupled WC, wall mounted wash hand basin, radiator.

Bathroom

Close coupled WC, corner bath, walk-in shower cubicle with mains shower, wash hand basin, two obscured double glazed windows to side elevation, extractor fan, inset spotlighting, anti-slip tiling, two ladder-style radiators.

Bedroom Four 12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed window to side elevation, radiator.

Bedroom Three 14' 5" x 9' 11" (4.39m x 3.02m)

Double glazed leaded light window to front elevation, radiator.

First Floor Landing

Four Velux windows, radiator, study area.

Bedroom One 14' 4" x 13' 4" (4.37m x 4.06m) plus dressing room

Dressing area with built-in wardrobes and Velux window, space for dressing table, radiator. The bedroom has double opening doors with Juliet balcony overlooking the rear garden, two radiators, door to:



En Suite 9' 8" x 5' 6" (2.94m x 1.68m) maximum measurements

Velux window, double shower cubicle with mains shower, wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder-style radiator.

Bedroom Two 13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed leaded light window to front elevation, radiator, access to eaves storage.

Outside

To the front of the property is a block paved driveway providing off-road parking and lawned garden, side pedestrian access to rear. The rear garden is a particular feature of this property and is partially separated into two plots, the first garden is laid to paving with attractive pathways, ponds and water features, patio and lawn area. There is also a summer house at the end of the plot which looks back towards the house. An archway provides access to the second garden which is laid to lawn with delightful flowers, shrubs and trees. To the end of this garden is the garage with adjoining buildings which could be developed subject to relevant permissions. There is also a further parking area/driveway beyond with access from the lane behind.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£825,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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