

Ideally situated close to the High Street and seafront is this imposing four bedroom property which boasts an eclectic mix of both modern and traditional design.

**The Accommodation Comprises**

Front door to:

**Entrance Porch**

Windows to front elevation, door to:

**Entrance Hall**

Stairs to first floor, under stairs storage cupboard.

**Lounge 13' 1" x 12' 1" (3.98m x 3.68m) plus bay**

Bay window to front elevation and further window to side elevation, feature fireplace.

**Kitchen/Family Room 32' 5" x 11' 0" (9.87m x 3.35m) maximum measurements**

Bay window to front elevation, Velux windows and bifolding doors to rear garden, fitted with a modern range of bespoke Leicht units and breakfast bar, inset sink unit, integrated appliances to include Samsung induction hob, Hotpoint oven and microwave, dishwasher and Neff fridge/freezer, built-in TV, space for table and chairs, door to:

**Utility Room 9' 10" x 6' 5" (2.99m x 1.95m)**

Window to rear elevation, fitted with base cupboards and eye level units, sink unit, space and plumbing for washing machine and fridge/freezer, opening to:

**Boot Room 8' 2" x 7' 6" (2.49m x 2.28m) maximum measurements**

Window to rear elevation, door to side of property, wall mounted boiler, coat hanging.

**Cloakroom**

Feature WC, wash hand basin set on vanity unit.

**Home Office/Guest Room 11' 7" x 9' 8" (3.53m x 2.94m)**

Window to side elevation, door to utility room.

**First Floor Landing**

Access to loft space.

**Bedroom One 13' 1" x 12' 7" (3.98m x 3.83m) maximum measurements, plus bay**

Bay window to front elevation, feature built in wardrobes to alcoves.

**Bedroom Two 12' 7" x 11' 11" (3.83m x 3.63m) maximum measurements, plus bay**

Bay window to front elevation, built-in wardrobe to alcove.

**Bedroom Three 12' 11" x 9' 7" (3.93m x 2.92m)**

Window to rear elevation.

**Bedroom Four 11' 6" x 8' 0" (3.50m x 2.44m)**

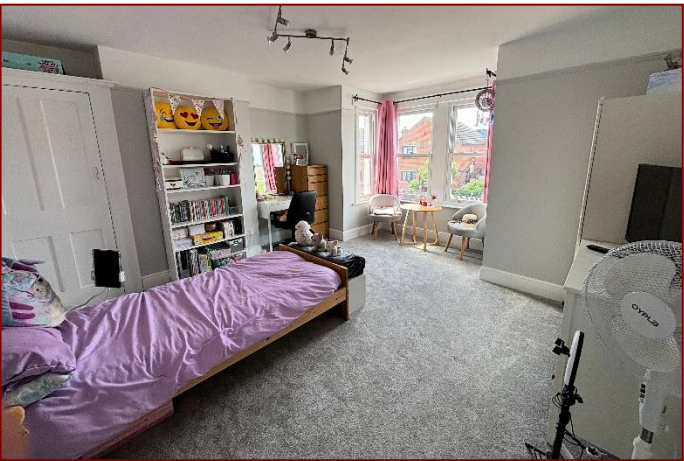
Window to rear elevation.

**Bathroom 9' 11" x 6' 4" (3.02m x 1.93m)**

Two windows to rear elevation, close coupled WC, wash hand basin set on vanity unit, bath with hand shower attachment, storage cupboard.

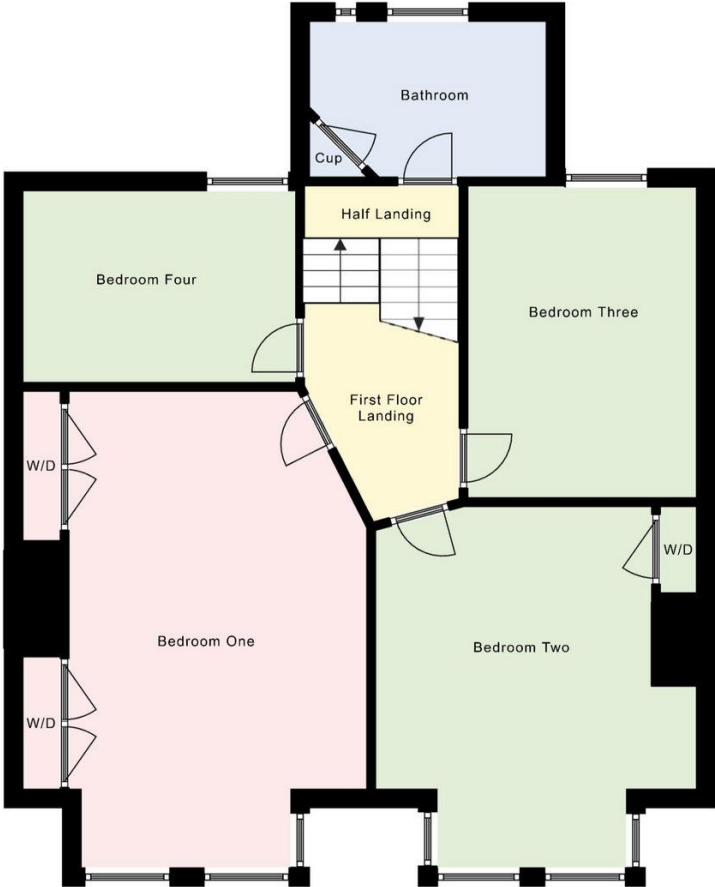
**Outside**

The front of the property is enclosed by feature brick wall, with block paved path to front door and established planting. A gate to the side of the property leads to the rear garden with is primarily laid to lawn with patio areas, wooden storage shed and rear access to the service road and parking area.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Tenure: Freehold

Council Tax Band: E

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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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\*DRAFT DETAILS\*

Guide Price £599,000 - £615,000  
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