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Description

We are delighted to offer to the market this extensively refurbished and beautifully presented two-bedroom first-floor flat, ideally located in the sought-after Offington area with convenient access to both the A27 and A24.

The accommodation features a newly fitted kitchen and bathroom, along with a stunning lounge/diner complete with a modern built-in fireplace. Additional benefits include a private rear garden, a full renovation including a complete re-wiring, a new boiler and central heating system, and a comprehensive interior redesign. The property also offers a garage and parking.



Key Features

- First Floor Apartment
- Master with Dressing Area
- Newly Fitted Modern Bathroom
- New Boiler & Central Heating
- Garage & Parking
- Two Double Bedrooms
- Newly Fitted Modern Kitchen
- Beautifully Refurbished
- Private Rear Garden
- Council Tax Band B



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Stairs leading to first floor.

New front door with ring doorbell.

Inner Hallway

2.82 x 1.64 (9'3" x 5'4")

Parquet flooring, large storage cupboard, radiator, uPVC door leading to:

Inner Porch/Utility Space

1.77 x 1.24 (5'9" x 4'0")

Outside tap, frosted double glazed windows with door leading to private rear garden.

Kitchen

3.63 x 2.76 (11'10" x 9'0")

Solid wood worktops, range of light grey wall and base units, off-white part tiled splashback, stainless steel one and half sink with drainer, space for fridge/freezer, space for washing machine, built-in half size dishwasher, electric oven with four ring induction hob, built-in pantry/larder, small breakfast bar, spotlights and double glazed south facing window overlooking garden.

Lounge/Diner

4.76 x 3.83 (15'7" x 12'6")

Range of wall and ceiling lights, solid door, carpets, radiator, built-in shelves with lighting, built-in electric fire and double glazed window overlooking the garden.

Bedroom One

5.02 x 3.33 (16'5" x 10'11")

Spotlights with dimmer, carpets, radiator, double glazed windows, solid oak doors and wood effect panelling, throughway to:

Dressing Room Area

Mirror with light, shelving, power and carpets.

Bedroom Two

3.19 x 2.00 (10'5" x 6'6")

Solid oak door, carpet, radiator, double glazed window and spotlights with dimmer.

Bathroom

2.36 x 1.72 (7'8" x 5'7")

Solid oak door, heated towel rail, frosted double glazed window, low level flush WC, low level sink with storage below, part tiled bath with electric rainfall shower, spotlights, mirror and extractor fan.

Private Rear Garden

Laid to hardstanding, seating area with enclosed fencing.

Bin store with outside storage cupboard.

Garage & Parking

One and half length garage with door, and allocated parking in front.

Tenure

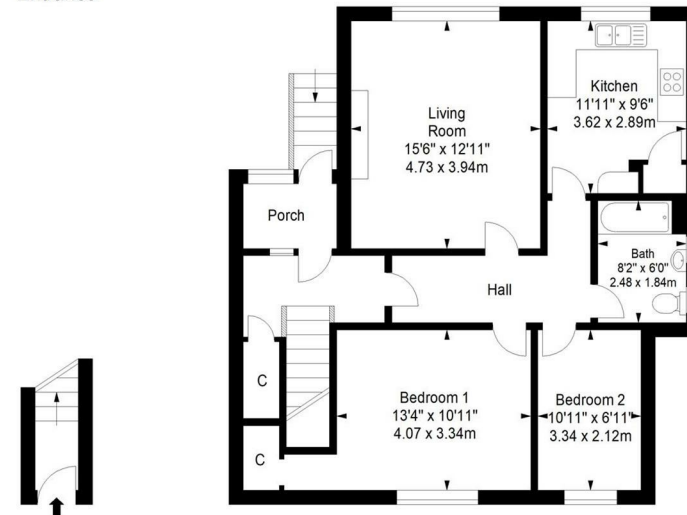
Freehold



Floor Plan Warren Road

Ground Floor
Entrance

First Floor



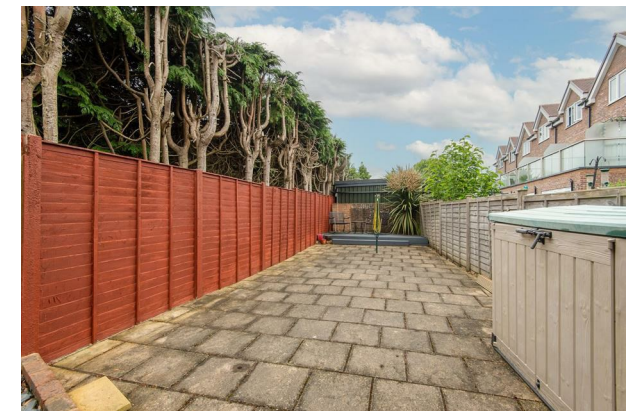
Approximate gross internal floor area 81.9 sq m/ 881.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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