



BELT
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Jabulani, Southsea Road, Flamborough, YO15 1NG

Price Guide £359,950



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A deceptively spacious detached dormer bungalow located in the village of Flamborough close to the junction of Southsea Road and Lighthouse Road. The property has easy access into the village centre shops and is approximately a mile away is South Landing Bay and two miles away from Flamborough Head and the Golf course.

The property comprises: Ground floor: spacious lounge with log burning stove, kitchen/diner, utility, cloakroom, a spacious double bedroom with modern en-suite. First floor: two further spacious bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating. Early viewing advised.

Entrance:

Upvc double glazed door into a spacious hall, two built in storage cupboards, upvc double glazed window and two central heating radiators. Upvc double glazed door into the rear lobby leads to upvc double glazed door to the side elevation.

Lounge:

19'10" x 12'11" (6.05m x 3.96m)

A spacious rear facing room, multi fuel log burning stove, upvc double glazed window, two central heating radiator and upvc double glazed patio doors onto the garden.

Kitchen/diner:

19'8" x 10'9" (6.01m x 3.30m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer and dishwasher. Two upvc double glazed windows and central heating radiator.

Utility:

10'0" x 9'3" (3.06m x 2.83m)

Fitted with base units and cupboards, stainless steel sink unit, plumbing for washing machine and space for a tumble dryer. Upvc double glazed window and central heating radiator.

Cloakroom:

6'0" x 2'6" (1.83m x 0.78m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom:

15'5" x 11'9" (4.70m x 3.60m)

A spacious front facing double room, upvc double glazed window and central heating radiator.

En-suite:

9'1" x 5'9" (2.78m x 1.76m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, two ladder radiators and upvc double glazed window.

First floor:

Built in storage cupboard.

Bedroom:

21'8" x 10'10" (6.61m x 3.31m)

A spacious rear facing room, upvc double glazed window and central heating radiator.

Bedroom:

21'7" x 11'9" (6.60m x 3.59m)

A spacious double aspect room, upvc double glazed window, velux window and central heating radiator.

Bathroom:

10'3" x 8'5" (3.14m x 2.57m)

Comprises a modern suite bath with electric shower over, wc and wash hand basin. Part wall tiled, stainless steel ladder radiator, velux window, access to the eaves, large built in storage cupboard with ladder radiator and gas combi boiler.

Exterior:

To the front of the property is a raised garden area with shrubs and bushes. Block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a good size garden, paved patio area leading to lawn.

Notes:

Council tax band: E

Purchase Procedure:

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



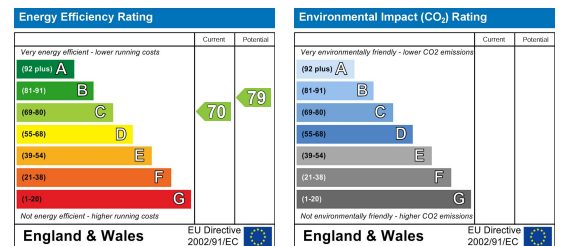
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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