





Property Description

No 49B. Park Street is a small development of 3 dwellings, accessed through a private gated entrance making an invaluable for second home ownership or holiday letting.

Entering the property, you are welcomed to the hub of the home, the open plan living space. A contemporary kitchen offers sleek cabinetry and ample storage and benefits a built in oven, hob and fridge freezer. The remaining room offers ample room to entertain and versatility in layout.

Rising to the first floor, is the double bedroom with a dual aspect, bathroom and proportioned storage cupboard. The well presented family bathroom completes the first floor accommodation, a stylish tiled finish complements the white suite comprising bath with shower over, wash hand basin and w/c.

The property enjoys an enviable position, moments to The Esplanade and vibrant harbourside are within walking distance. The bus and train station are also convenient within a short walk.

Entrance

Wooden door leading into: -

Open Plan Living

21' 11" x 11' 11" (6.68m x 3.63m)

Kitchen Area: Full fitted kitchen with a range of high gloss wall and base units with worksurfaces over, inset stainless steel & drainer. Induction hob with electric oven. Power points. Inset spotlighting. Space for a fridge freezer. Side aspect double glazed window.

Sitting Room: Dual aspect double glazed windows. Carpeted. Storage cupboard. Power points. Inset spot lighting. Television point. Two wall mounted radiators. Stairs rise to first floor.

First Floor

Landing

Carpeted. Loft access. Power points. Airing cupboard housing boiler. Door leading into: -

Bedroom One

15' 7" x 12' 11" (4.75m x 3.94m)

Dual aspect double glazed windows. Wall mounted radiator. Power points. Television point.

Bathroom

Impressive suite, comprising panelled bath with shower attachment over, low level WC and wash hand basin. Tiling. Extractor fan. Chrome heated towel rail. Side aspect double glazed window.

Outside

Communal Courtyard

Outside there is a communal courtyard accessed via gate onto Bath Street.

Charges

In the new title, there will be an annual charge TBC for contribute toward upkeep and maintenance of the communal garden area.

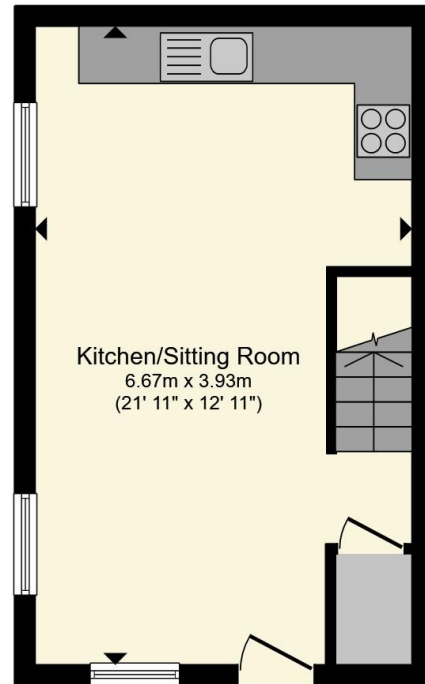
Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

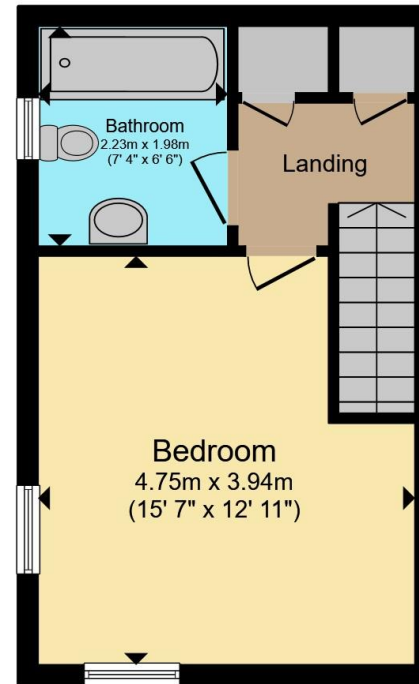








Ground Floor



First Floor

Total floor area 52.4 m² (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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84 St. Thomas Street
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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