



Seafeld Road, Harwich CO12 4EH

welcome to

Seafield Road, Harwich

GUIDE PRICE £450,000 - £475,000: Located a short distance from Harwich's award winning Blue Flag beach and situated on a sought after road is this well-presented four bedroom detached house offering the perfect mix of seaside charm and modern comfort. Viewing is highly recommended.



Entrance Porch

Entered via the Porch into the Hallway.

Entrance Hall

A welcoming light and spacious hallway with an understairs storage cupboard and radiator.

Lounge

16' 7" x 11' 3" (5.05m x 3.43m)

A bright room leading to the dining area with triple aspect double glazed windows to the side, feature fireplace and radiator.

Dining Area

9' 8" x 20' (2.95m x 6.10m)

An open plan room leading from the lounge with windows to the rear and side, sliding patio doors to the garden.

Kitchen

A well appointed kitchen fitted with a range of matching gloss wall and base units, one and half sink bowl with mixer tap and drainer, electric oven and hob, breakfast bar, space for a fridge/freezer, radiator, window to the side and door to the Dining area.

Dining Room

A good size reception room with a double glazed bay window to the front and radiator.

Cloakroom/Utility Room

5' 3" x 4' 9" (1.60m x 1.45m)

WC, sink basin, space for washing machine, wall mounted gas fired boiler and window to the side.

Landing

Large window to the side, access to the loft space

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Double glazed bay window to the front and radiator.

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Box window to the front, and radiator. Currently being used as a sewing room with storage cupboards.

Bedroom Three

10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed window to the rear with door opening to the flat roof and radiator.

Bedroom Four

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

WC, wash hand basin, bath, separate shower cubicle, heated towel rail and window to the rear.

Outside

The garden to the rear is enclosed and South-West facing with a decking area immediately access from the dining area, steps lead down to the lawned section with raised borders and a small garden shed. There is a further raised decking area with power and light and a large workshop. There is ample off road tandem parking for multiple vehicles.



view this property online williamhbrown.co.uk/Property/HAW109942



welcome to

Seafield Road, Harwich

- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109942



Property Ref:
HAW109942 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk