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**RICHARD
POYNTZ**



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Charming end-terrace house offers an outstanding seafront location, perfect for those who appreciate coastal living. This spacious and extended family home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming lounge at the front of the property, providing a comfortable area to relax and unwind. The heart of the home is the open-plan kitchen and breakfast room, which seamlessly flows into a separate dining room, creating an inviting space for family meals and entertaining guests. with seperate utility room and cloakroom on the ground floor.

The property also features a modern Shower room with the three bedroom to the first floor, ensuring convenience for the whole family. One of the standout features of this home is the stunning landscaped rear gardens, which offer a tranquil outdoor retreat, perfect for enjoying sunny days or hosting gatherings measuring approximately 65/70'

With its excellent location and spacious layout, this property presents a wonderful opportunity for anyone looking to embrace a coastal lifestyle while enjoying the comforts of a modern family home. Don't miss the chance to make this delightful house your new home.

- ** Extended Three Bedroom End of Terraced Family Home
- ** Offering deceptively spacious accommodation
- ** Occupying a much larger than average plot
- ** Highly desirable Seafront location
- ** Spacious Lounge to the front
- ** Kitchen/Breakfast Room
- ** Separate Dining Room
- ** Utility Room
- ** Ground floor Cloakroom
- ** Three well proportioned Bedrooms to the first floor
- ** Shower Room
- ** Landscaped goodsized rear garden measuring approximately 65' to 70' in depth
- ** Garage in block to the rear
- ** Off-street parking to the front for several vehicles

Hall



The property is approached via a UPVC entrance door with obscure double glazed bevelled windows leading to the entrance hall, further UPVC window to the front elevation, radiator, laminate wood flooring, power points,

stairs connecting to the first floor, flat plastered ceiling, part glazed door leading to the lounge.

Lounge 16'4 x 14'7 (4.98m x 4.45m)



A large UPVC double-glazed window to the front elevation affording views over the recreational playing fields and the Sea wall in the distance, laminate wood flooring, radiator, tv and power points, coved and flat plastered ceiling, fireplace surround with electric fire, understairs storage cupboard, twin part-glazed doors leading to the kitchen/breakfast room.



Kitchen/Breakfast Room 17'6 x 9' (5.33m x 2.74m)



UPVC double-glazed window to the side elevation, one and a half stainless steel sink unit inset to a range of rolled edge worksurfaces to three sides with matching

splashbacks, white gloss finished units at base and eye level, space for oven with fitted extractor canopy over, spaces for additional appliances including fridge and freezer, wall mounted concealed boiler, part tiled laminate flooring to the kitchen area, and laminate flooring to the additional space, power points, square arch leading to the dining room.

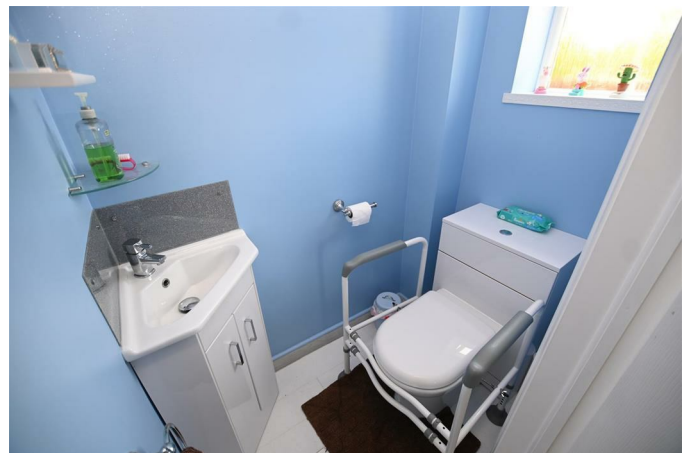


Utility Room 8'2 x 4'9 (2.49m x 1.45m)



UPVC double-glazed window to the rear elevation, rolled edge work surfaces with plumbing and spaces for washing machine and tumble dryer below, ceramic tiled floor, white gloss fitted units, flat plastered ceiling with downlighting.

Ground Floor Cloakroom



With obscured double-glazed window to the side elevation, corner wash hand basin inset to a vanity unit below, low-level push flush wc, flat plastered ceiling.

Dining Room 11'9 x 11'5 maximum measurement (3.58m x 3.48m maximum measurement)



UPVC double-glazed windows and French doors leading directly onto the garden, radiator, power points, laminate wood flooring continued, flat plastered ceiling, ample space for a six seater table and chairs and part glazed door leading to the utility room.

First Floor Landing

UPVC double-glazed window to the side elevation, flat plastered ceiling, access to loft via hatch, panelled doors leading to the accommodation.

Bedroom One 13'9 x 9'6 (4.19m x 2.90m)



UPVC double-glazed window to the front elevation again affording views over the recreational playing fields with the Sea Wall in the distance, a range of fitted wardrobes to one wall, a laminate tiled floor and power points

Bedroom Three 10'8 x 8' (3.25m x 2.44m)



UPVC double-glazed window to the front elevation again affording similar views to bedroom one, radiator, power points, and storage cupboard.

First Floor Shower Room



Bedroom Two 9'1 x 8'10 (2.77m x 2.69m)



UPVC double-glazed window to the rear elevation, radiator, power points, coved and flat plastered ceiling with downlighting.



A modern shower room with an obscure double-glazed window to the rear elevation, a suite comprising a large wash hand basin inset into various vanity cupboards below, low level push flush wc, a large fully tiled and screened shower, half ceramic tiling to the balance of walls, a vertical radiator, a flat plastered ceiling with down lighting and extractor

Exterior

Rear Garden



As mentioned previously, the property benefits from a much larger than average plot providing an outstanding landscaped rear garden measuring approximately 65' to 70' feet, commencing with a raised deck seating area with a step down to a shaped lawned garden and raised brick edge, established borders to either side with shrubs, plants and mature trees, concreted area towards the rear with shed/workshop and greenhouse, gates providing access to the rear, side pathway with gates to either end providing access to the front.



Front Garden

Being mainly lawn with central path, established shrubbery and tree borders, with brick and wrought iron wall retaining to the front, block paved frontage providing off-street parking for several vehicles.

View to front

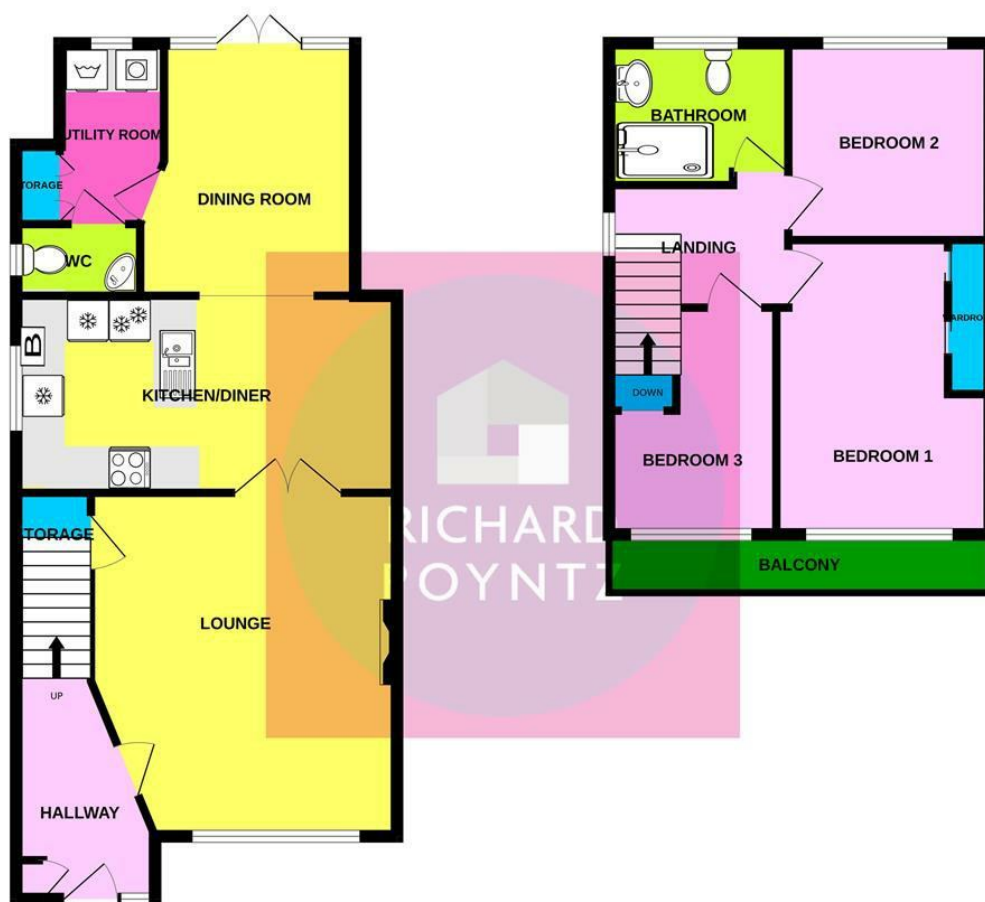


Garage

Located to the rear of the property in a nearby block

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	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	

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