

Magnolia Cottage Yapton Road, Middleton-On-Sea PO22 6DT

£645,000 Freehold

3 Bedrooms | 2 Bathroom | 4 Reception Rooms

Sims Williams

Key Features

- Detached Character Property
- Self-Contained One Bedroom Annexe
- Open Plan Kitchen, Dining And Family Room
- Three Reception Rooms In Main House
- Principal Bedroom With Balcony
- Ground Floor Cloakroom
- Westerly Facing Rear Garden
- Garage And Ample Off Road Parking
- Chain Free

EPC Rating

Current = D
Potential = C

Council Tax Band

Band = E

Tenure - Freehold

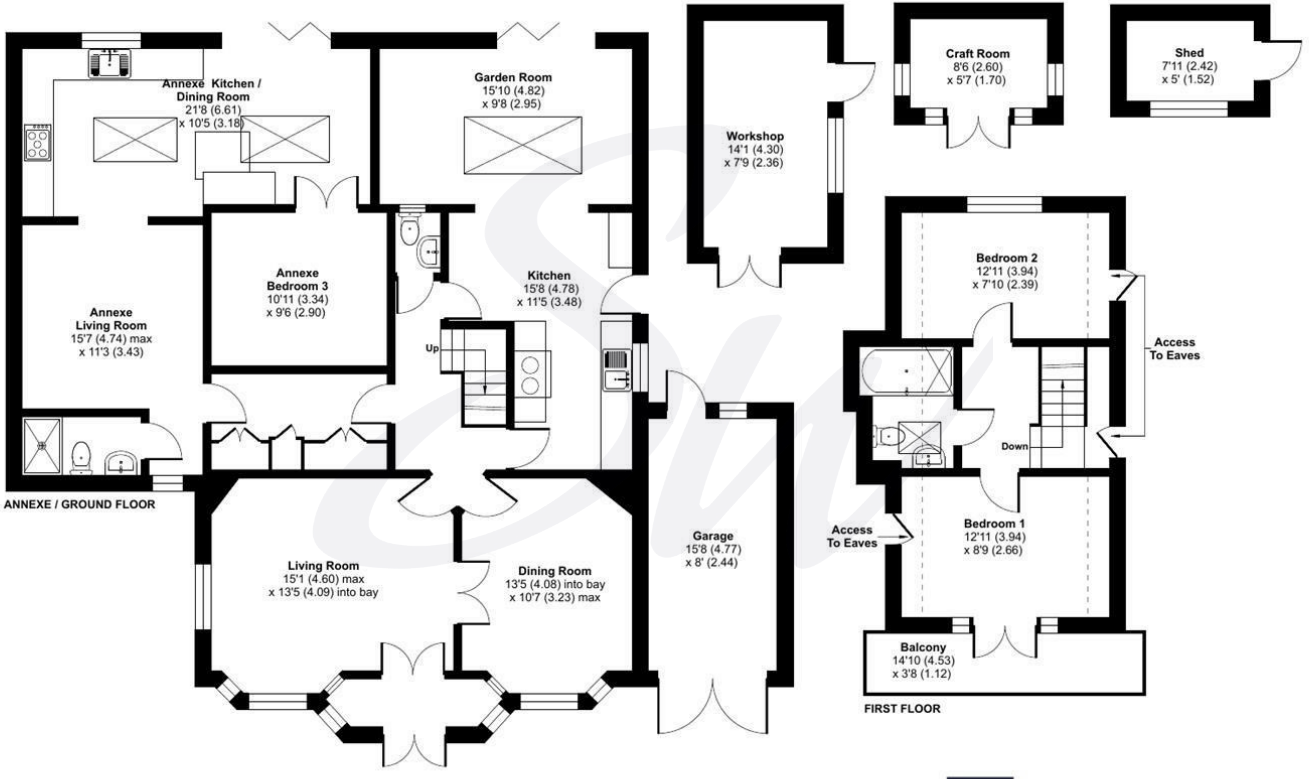







Approximate Area = 1038 sq ft / 96.4 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Garage = 125 sq ft / 11.6 sq m
Outbuilding = 197 sq ft / 18.3 sq m
Annexe = 568 sq ft / 52.7 sq m
Total = 1998 sq ft / 185.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sims Williams. REF: 1479738
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.