



3 Victoria House

For Sale £175,000

Leasehold

- Ground floor apartment
- Well presented
- 2 bedrooms
- Close to Braye Bay



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Set within a Victorian fort of the mid nineteenth century and close to Braye Bay, this ground floor, east facing apartment offers a home in a distinctive historic setting.

An upgraded communal entrance hall leads to along to the apartment.

The internal configuration comprises an entrance hall, a living room opening in to the fitted kitchen, two bedrooms and a bathroom.

A garage is also included. Communal gardens and a balustrade area offering views into Braye Bay.



Communal entrance hall leads to the apartment

Entrance 7'4" x 6'8", internal south facing wooden glazed entry door with adjacent glazed panel, internal glazed panel to living room, tiled flooring, ceiling light point, circuit breakers, recessed shelving, telephone point, built-in airing cupboard housing Zanussi washing machine, hot water cylinder, immersion switch, power points and shelving.

Living room 19'4" x 12', two east facing UPVC double glazed sash windows with blinds, fitted carpet, ceiling light points, radiators, power points, television point.



Kitchen 9'9" x 5'2", tiled flooring, ceiling strip light, range of fitted base units worktops, breakfast bar and wall cabinets, integral Electrolux oven, Pro Line electric hob with extractor fan and light over, stainless steel one and a half sink unit and drainer, power points, Zanussi fridge.



Principal bedroom 15'1" x 8', east facing UPVC double glazed sash window with nets and curtains, tiled flooring, ceiling light point, radiator, power points.

Bathroom 6'9" x 5'8", tiled flooring, ceiling light point, matching suite comprising P-shaped bath with shower over, WC and handbasin with mirror light and shaver point over, mirrored medicine cabinet, extractor fan.



Bedroom 2 11'4" x 10'8", north facing UPVC double glazed sash window with nets and curtains, tiled flooring, ceiling light point, recessed wardrobe, power points, radiator.

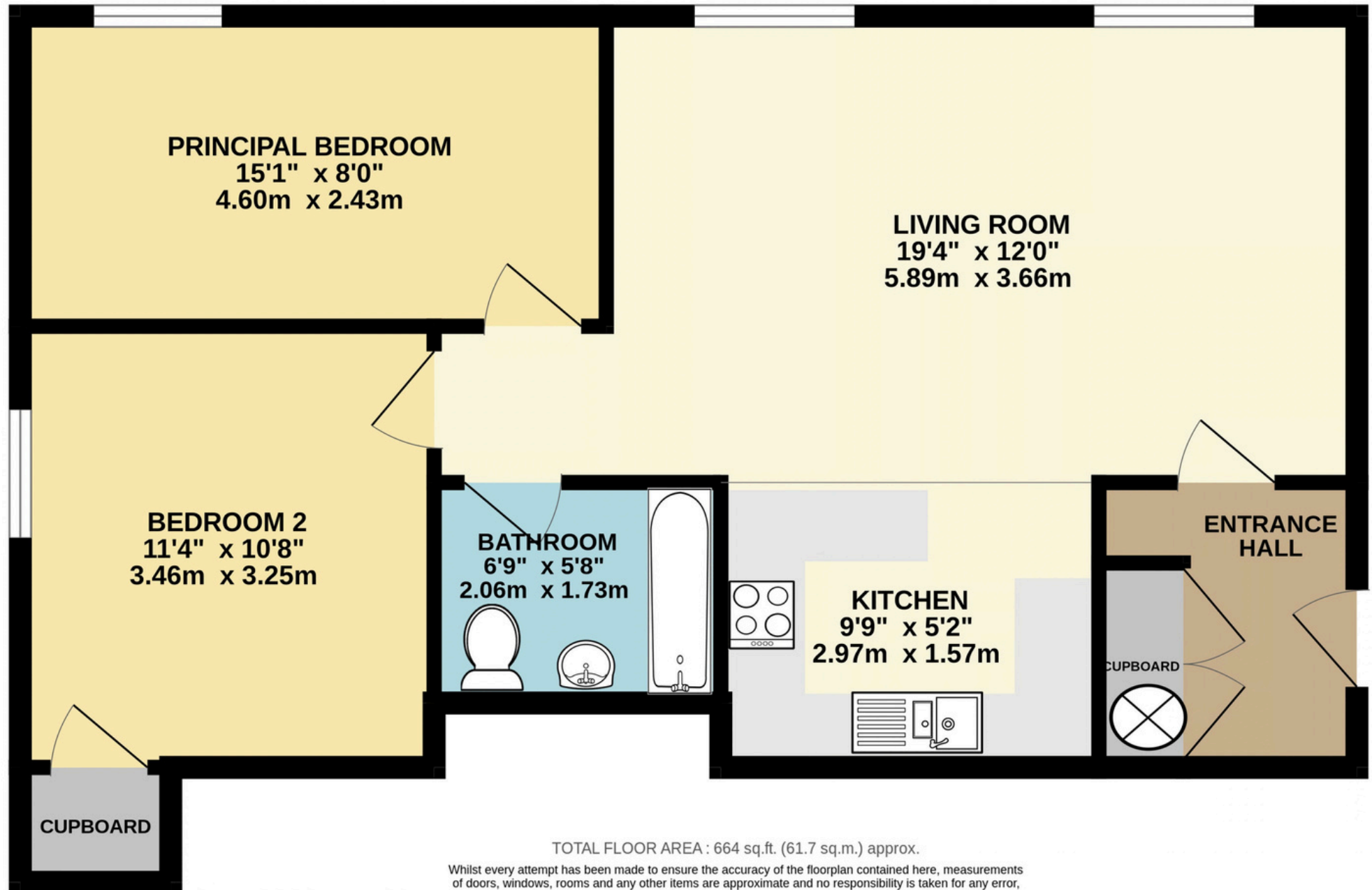




Garage 4 block built garage with double opening doors.



664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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DETAILS AND MEASUREMENTS

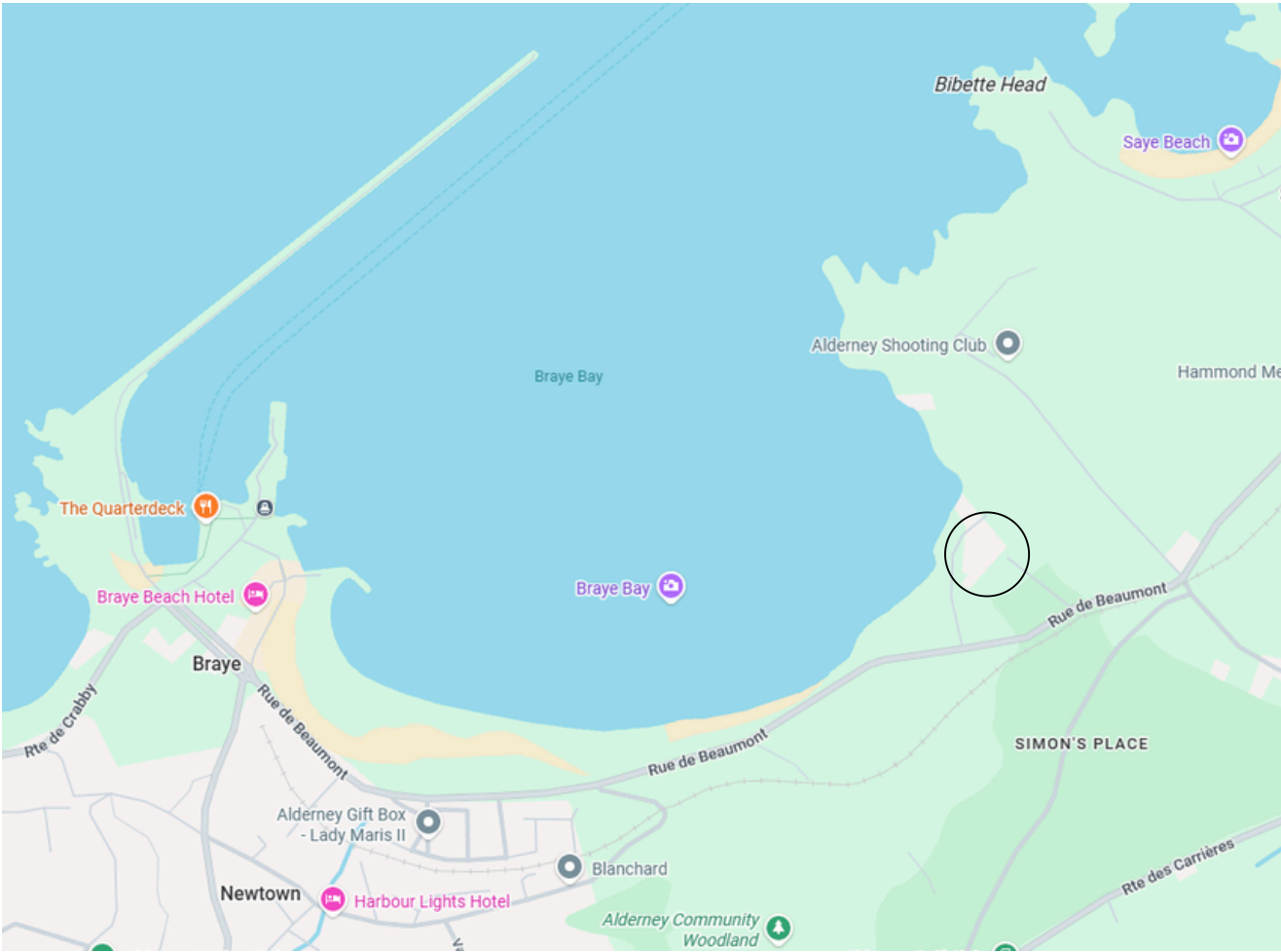
Entrance	7'4" x 6'8"
Living room	19'4" x 12'
Kitchen	9'9" x 5'2"
Principal bedroom	15'1" x 8'
Bathroom	6'9" x 5'8"
Bedroom 2	11'4" x 10'8"

SERVICES

Mains water and electricity & oil fired central heating

APPLIANCES

Zanussi washing machine, integral Electrolux oven,
Pro Line electric hob, Zanussi fridge



These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.



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