Seashell Cottage is a truly charming two double bedroom home which is ideally situated close to the High Street and seafront, the property enjoys delightful gardens to the front and rear.

The Accommodation Comprises:-
Composite glazed front door to:

Entrance Hall:-
Stairs to first-floor, laminate flooring, radiator.

Lounge/Dining Room:- 14' 3'' x 10' 8'' (4.34m x 3.25m)
UPVC double glazed window to front elevation, laminate flooring, storage cupboard and shelving to alcove and under stairs storage cupboard, gas stove log effect fire with remote control, radiator, folding door to:

Kitchen:- 18' 9'' x 8' 5'' (5.71m x 2.56m)
UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, fitted with a range of base cupboard and matching eye level units, roll top Earthstone work surfaces with matching upstand, tiled surround, one and a half bowl single drainer white enamel sink unit with brushed nickel mixer tap, recess for range style cooker with extractor hood over, space for fridge/freezer, recess and plumbing for washing machine, cupboard housing gas meter, under stairs storage cupboard, space for table and chairs, radiator.

First-Floor Landing:-
Textured ceiling, UPVC double glazed window to rear elevation, radiator, access to loft space, cupboard housing glow worm combination boiler.

Bedroom One:- 12' 4'' x 9' 5'' (3.76m x 2.87m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Two:- 11' 5'' x 9' 11'' (3.48m x 3.02m)
UPVC double glazed window to front elevation, radiator, shelving to recess.

Bathroom:- 7' 0'' x 5' 7'' (2.13m x 1.70m)
Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, bath with mixer tap and shower connection, mains shower over with folding shower screen, close coupled WC, radiator.

Outside:-
The front garden is accessed through a high wooden gate which affords a great deal of privacy for what feels like a 'secret garden' with a mature ornamental cherry tree. The rear garden is a delightful feature of the home, paved and shingled for ease of maintenance, decking seating area. The property benefits from an allocated parking space in the private carpark to the rear of the property accessed via a pedestrian gate.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Southern Water
Electric Supply: Mains
Gas Supply: Mains
For mobile & broadband coverage: https://checker.ofcom.org.uk For flood risk: www.gov.uk/check-long-term-flood-risk

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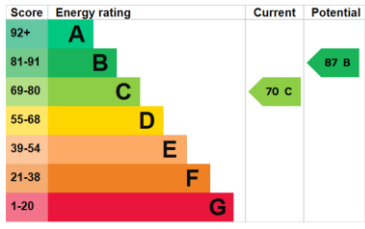

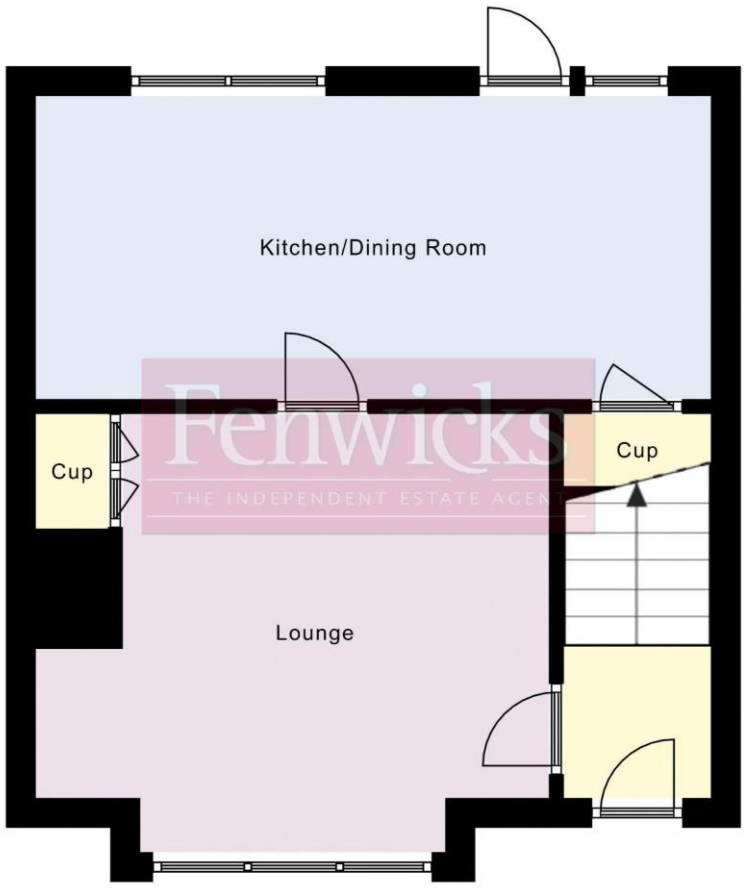

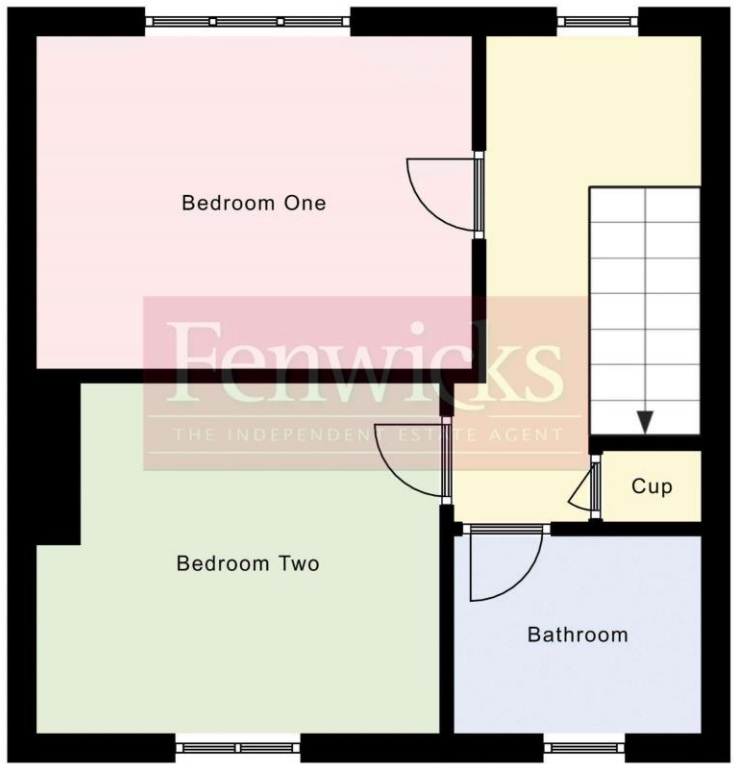

Tenure: Freehold

Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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The Property Ombudsman

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