





Flat 1

- SPACIOUS TWO BEDROOM GROUND FLOOR FREEHOLD FLAT
- POPULAR SOUTH CLIFF LOCATION
- SET WITHIN GROUNDS OF APPROXIMATELY ONE ACRE
- GENEROUS LIVING ROOM WITH BAY WINDOW & FEATURE FIREPLACE
- FITTED KITCHEN & SEPARATE DINING ROOM
- SHOWER ROOM WITH UNDER FLOOR HEATING
- MASTER BEDROOM WITH FITTED WARDROBES
- DOUBLE GARAGE WITH PURPOSE BUILT OFFICE & AMPLE PARKING
- PRIVATE PAVED OUTDOOR SEATING AREA
- USEFUL WINE/STORAGE CELLAR

We are delighted to present this spacious two/three bedroom ground floor freehold flat, ideally positioned in the ever-popular South Cliff location. Set back from the road amidst grounds extending to approximately one acre, the property enjoys a pleasant and private setting while remaining conveniently located for local amenities and transport links, and is situated opposite South Cliff Golf Club.

This impressive home boasts a generous living room enhanced by a striking bay window and a feature fireplace, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The well-appointed fitted kitchen offers ample storage and workspace, while a separate dining room provides an ideal setting for family meals or dinner parties, or could alternatively be used as a third bedroom, offering excellent flexibility. The shower room benefits from under floor heating, ensuring comfort and luxury throughout the year. The master bedroom features fitted wardrobes, offering excellent storage solutions, while the second bedroom is equally well-proportioned and versatile.





The property also offers the flexibility of two or three bedroom accommodation, providing excellent versatility to suit a variety of needs. Further enhancing this property's appeal is a double garage with a purpose-built office, offering an ideal space for working from home or additional storage. A private wine/storage cellar provides a useful and versatile additional space, ideal for storing wine, household items or creating a dedicated area for your own needs. A lovely added feature that complements the generous space available throughout the property.

Private entrances to both the front and rear provide added convenience and privacy. The property and garage are both alarmed for peace of mind. Additional features include a new central heating boiler and UPVC windows and external doors throughout.

Ample parking is available, providing exceptional convenience for residents and visitors alike. A private paved outdoor seating area offers a pleasant spot for morning coffee or evening relaxation.

Situated close to local amenities, transport links, and the scenic South Cliff, this flat combines generous living space, excellent versatility and a sought-after location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

GROUND FLOOR

Entrance Porch

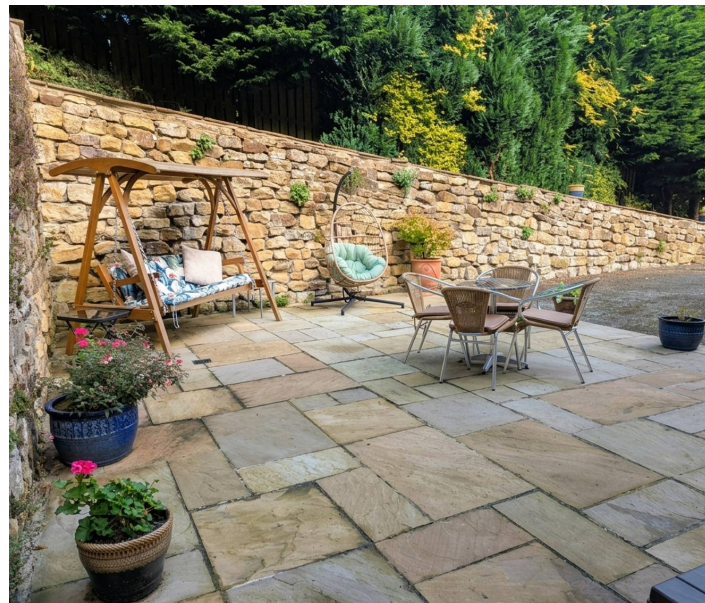
Entrance Hall

Living Room 22' 5" x 15' 11" (6.83m x 4.85m)

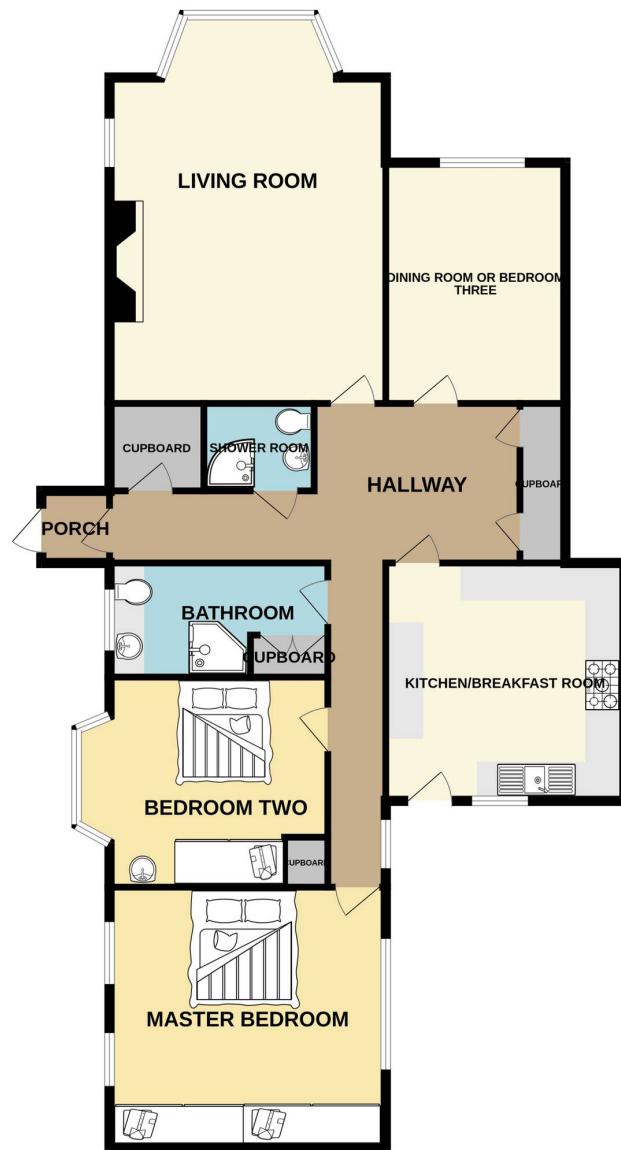
Dining Room 13' 10" x 10' 2" (4.22m x 3.10m)

Kitchen 13' 10" x 9' 8" (4.22m x 2.95m)

Bedroom One 15' 11" x 14' 2" (4.85m x 4.32m)



GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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Bathroom

Bedroom Two 12' 0" x 14' 3" (3.66m x 4.34m)

Further Shower Room

Double Garage 19' 10" x 19' 6" (6.05m x 5.94m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

TENURE/MAINTENANCE - We have been advised by the owner that the property is freehold and is subject to a maintenance charge of £130 per month, which is managed in-house with a 1/4 decision. Please note that pets, holiday letting and residential letting are not permitted.