

# Arnolds | Keys



## The Swallows, 1 Thurst Road, Overstrand, NR27 OPR

Price Guide £465,000

- Semi-detached Victorian property
- Two bathrooms
- Woodburner
- Off-road parking/garage
- Sea views
- Three double bedrooms
- Lovely lounge/diner
- Garden
- Established holiday let
- Well presented

# 1 Thurst Road, Overstrand NR27 OPR

A lovely Victorian property set in the heart of the village of Overstrand, with just a few steps from the beautiful beach and village centre, where you can find a village shop, restaurant, cafe and pubs.

The property is well presented and offers open plan lounge/diner with wood burner, kitchen opening to dining room, two bathrooms and three double bedrooms.

A lovely enclosed garden and off road parking with garage. The property is currently run as a successful, established holiday let, which can be discussed with the current vendors.



Council Tax Band:



## HALLWAY

Stairs to first floor with understairs storage cupboard, doors to kitchen and lounge, ceiling light, door to large storage cupboard. Laminate wood flooring.

## LOUNGE/DINER

Sash style window to the front, large bay window, radiator, carpet, two ceiling lights, TV point, feature brick fireplace with wood mantle over and inset wood burner on tiled hearth.

## KITCHEN

UPVC sash style double glazed window to the rear, range of cream base and wall units with solid wood worktop over, inset single bowl stainless steel sink unit. Inset four ring gas hob with extractor hood above and built in electric oven below. Built in dishwasher and washing machine. Opening to:

## DINING ROOM

UPVC double glazed French doors with two windows to the side, radiator, tiled flooring, velux roof light, ceiling light. Door to:

## CLOAKROOM

Low level WC, vanity wash hand basin with storage cupboard beneath, tiled flooring, ceiling light.

## FIRST FLOOR

### LANDING

Doors to all rooms, stairs to second floor, carpet, radiator, ceiling light.

### BEDROOM ONE

A beautiful light room with UPVC sash style window to front and large bay window with sash style openings, where you can sit and read and look at the sea view. Two ceiling lights, radiator, carpet, door to:

### ENSUITE SHOWER ROOM

Extensively tiled walls and flooring, wall mounted heated towel rail, pedestal wash basin, low level WC, separate shower cubicle with glazed shower screen door.

### BEDROOM TWO

UPVC double glazed sash style window to side. Carpet, radiator, ceiling light, door to storage cupboard.

### FAMILY BATHROOM

UPVC double glazed sash style window to the rear. Panelled bath, separate shower cubicle with electric shower over. Pedestal wash basin and low level WC. Wall mounted heated towel rail and extensively tiled walls and flooring. Ceiling light.

## SECOND FLOOR LANDING

Carpet, restricted head height, two velux roof light windows. Door to

## BEDROOM THREE

Two UPVC double glazed sash windows to the side, two velux roof lights, carpet, doors to under eaves storage cupboards, inset LED spot lights. Radiator.

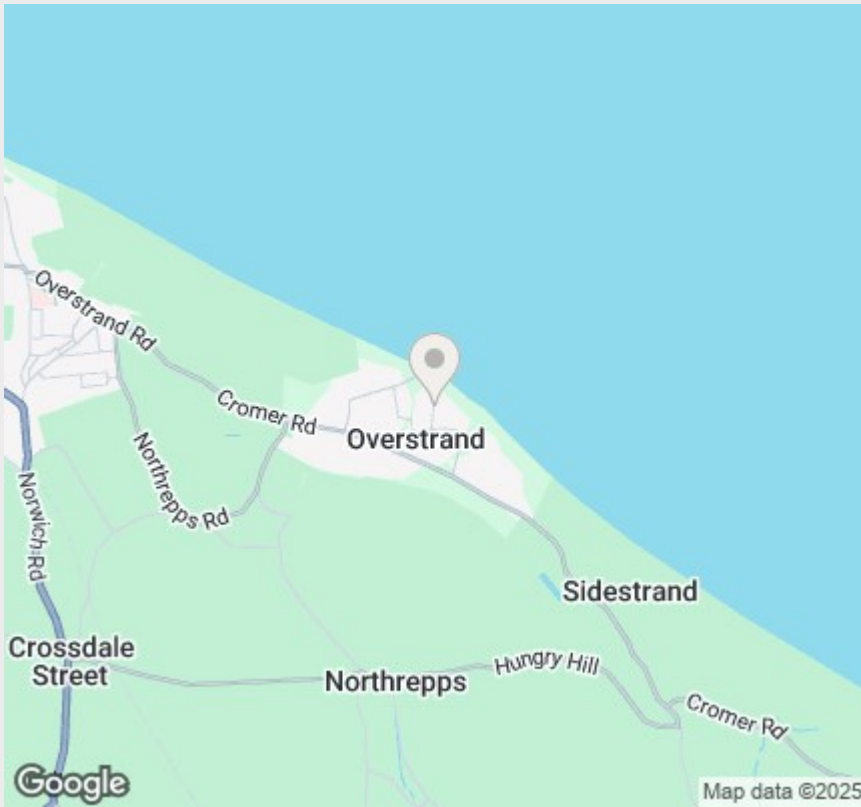
## OUTSIDE

The property is approached by a small gate into the front garden which is enclosed by a low level wall and mature shrubs, wooden access gate opening into the rear garden. A beautiful garden ideal for relaxing and entertaining. Enclosed by hedging, door to detached garage and parking in front on driveway.

## AGENTS NOTE

This is a Freehold property. This is rated for council tax for small business rates as it is currently run as a successful holiday letting business. There is an option to pass over the holiday letting onward business which can be negotiated at point of sale. All mains services are connected with gas, water, electricity and mains drainage.





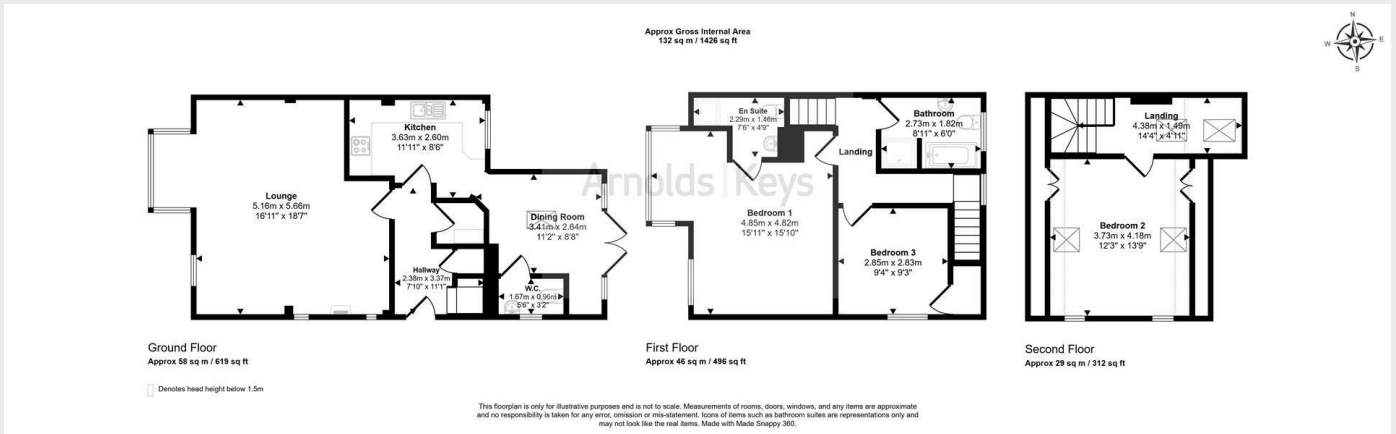
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

