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62 Napier Road

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Guide price £250,000

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SOUTH OF ALBERT ROAD, CLOSE TO BEACH AND SEAFRONT **GUIDE PRICE £250,000-260,000***BEAUTIFULLY PRESENTED TWO BEDROOM HOME ** LARGE WEST FACING GARDEN***







GUIDE PRICE £250,000-260,000

This lovely two-bedroom home is presented in great condition throughout, having been tastefully redecorated with new flooring and offering a really good balance of comfortable living space, modern touches and a fantastic west-facing garden. It's an ideal first home or downsize, with nothing to do other than move in and enjoy.

To the front of the property is a cosy lounge with a feature fireplace, creating a welcoming space to relax. Further through the house is a second reception room, currently used as a large dining room, which works really well for entertaining and family meals. From here, a back door leads directly into the garden.

The newly fitted kitchen has been finished in a popular shaker style, with a lovely tiled splashback and integrated oven, hob and extractor hood. There is also space for additional freestanding appliances, making it a practical space as well as a smart one.

At the rear of the property is the bathroom, which is in good condition and includes a shower over bath, WC and wash hand basin.

Upstairs are two good-sized double bedrooms, with the main bedroom benefiting from a large storage cupboard.

The west-facing rear garden is a real highlight. Larger than usual and beautifully landscaped and maintained, it has a large shed and two separate patio seating areas, giving you the perfect opportunity to follow the sun throughout the day. It's a great space for entertaining, enjoying summer evenings or simply relaxing outside.

The property also benefits from a new boiler installed approximately three years ago.

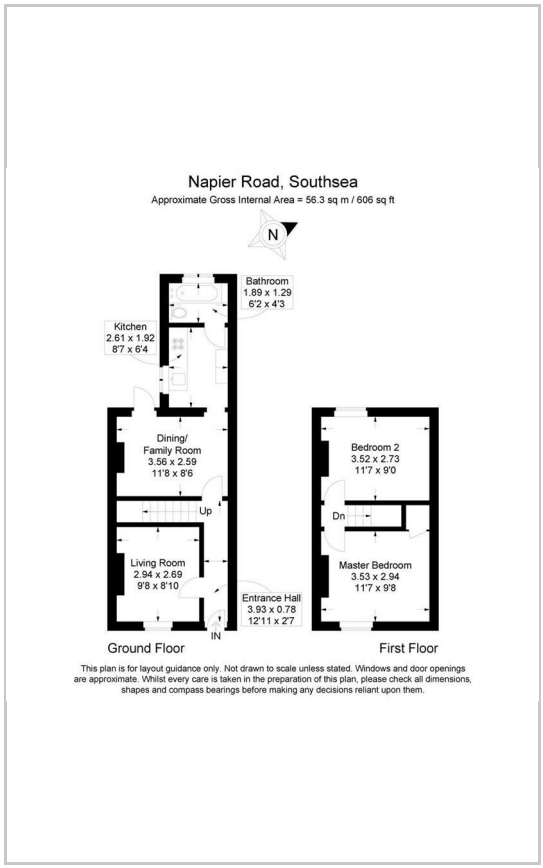
Located within walking distance of local parks, Albert Road and transport links, the house is ideally placed for enjoying the local area while still being well connected.

A great ready-to-move-into home with a fantastic garden, modern kitchen and two double bedrooms — perfect for a first-time buyer or someone looking to downsize.

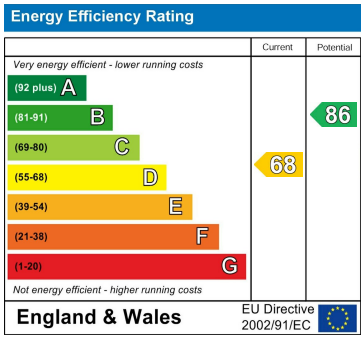
Area Map



Floor Plans



Energy Efficiency Graph



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