




# PHIL ABRAHART

POWERED BY  
**exp** UK

**7, Cheyney Rock Marine Parade,**  
£350,000

 3  2  2



Positioned along a stunning coastal stretch at the Barton's Point end, this striking three bedroom, three storey semi detached home, built around 12 years ago, delivers uninterrupted sea views that instantly capture your attention. Imagine waking each morning to the sound of waves, stepping out for a walk along the award winning beach, and unwinding in a south facing garden as the sun sets across the water. Homes like this are few and far between, with only one other sale in over a decade, making this a truly special opportunity.!

This home offers spacious and versatile accommodation across three levels, perfectly suited to modern living. Two generous reception areas create flexible space for relaxing or entertaining, while the layout flows effortlessly throughout. With a garage, driveway for two cars, a downstairs cloakroom, and a playing field directly behind the garden, this is more than a home, it is a lifestyle by the sea. PA1009

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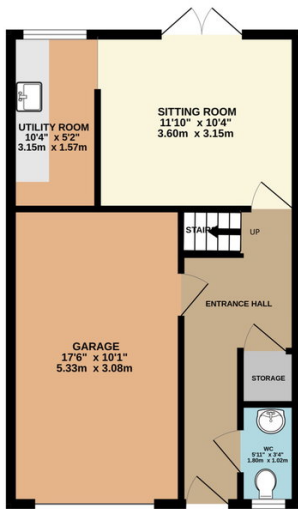
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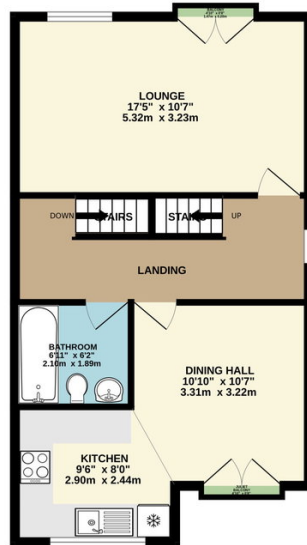


- Modern 3 Bedroom three storey home built approximately twelve years ago
- Award winning beach just moments from your doorstep
- Downstairs W.C. En-suite Shower room plus a Family Bathroom!!
- Uninterrupted panoramic sea views directly opposite the home
- Spacious accommodation arranged over three versatile levels
- 3 Reception rooms and a Kitchen plus a Utility Room
- South facing garden perfect for sun filled days
- Playing field directly behind adding openness and privacy
- Garage plus driveway providing parking for multiple vehicles
- Quote PA1009 when calling in

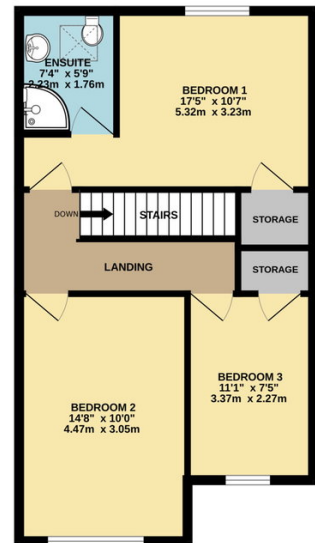
GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 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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