

Guide Price  
£375,000  
Freehold





## Features

- Charming 1920's Semi Detached
- 3 Double Bedrooms
- Spacious reception room
- Modern open plan family dining room
- Large family bathroom
- Garage and parking for multiple vehicles
- Green Retreats Garden Studio, with air conditioning

## Summary of Property

We are delighted to present this charming 1920's semi-detached property for sale, with convenient access to public transport links, and the beach. This house has been modernised whilst retaining great character and charm . It is offered in superb decorative order throughout. From a spacious well-lit entrance hallway, access is provided to a large front reception room with a bay window , and a striking fireplace. To the rear of the house, the hallway leads to a modern, open plan kitchen-diner with a freestanding central island, modern appliances and a real flame gas fire.

The first floor accommodation comprises three double bedrooms. The family bathroom provides modern white fixtures and fittings, including a separate tiled shower cubicle and a bath. The house has a Worcester Bosch condensing boiler, recently installed, and maintained by British Gas. An internal doorway provides access to the adjoining garage, and there is ample parking on the driveway for multiple vehicles. French doors lead onto the private patio garden which features Green Retreats Garden Studio with air conditioning.

Situated in council tax band C, this property strikes the perfect balance between character and convenience. Whether you're a family seeking a new home or a couple looking for a bit of extra space, this property offers a unique opportunity to acquire a beautiful home in a sought-after location.

## Room Descriptions

### ACCOMMODATION

#### STORM PORCH

Archway, quarry floor and outside light.

#### RECEPTION HALL: 6.29m x 2.74m (Max) (20' 8" x 9' 0" (Max) )

Double entrance doors with leaded light features, coved ceiling, 'Amtico' flooring and understairs cupboard.

#### LOUNGE: 3.83m x 3.66m (12' 7" x 12' 0")

Double glazed bay window, feature fireplace, radiator and polished wood floor.

#### KITCHEN & DINING ROOM: 6.29m x 3.40m (20' 8" x 11' 2")

Comprehensive range of modern base, wall and drawer units with quartz worktops. 1½ bowl enamel sink with a mixer tap. Integrated Bosch dishwasher. Fitted 'Neff' five-ring gas hob with 'Neff' cooker hood. Fitted 'Neff' double oven. Double glazed bay window with double doors to the Rear Garden. Radiator, gas real-life fire, eight down lighter spotlights and 'Amtico' flooring.

#### LANDING

Large feature window with leaded lights and secondary glazing. Airing cupboard with 'Worcester BOSCH' gas-fired boiler.

#### BEDROOM: 3.97m x 3.47m (13' 0" x 11' 5")

Double-glazed bay window, radiator and triple wardrobe.

#### BEDROOM: 3.83m x 3.66m (12' 7" x 12' 0")

Radiator and double-glazed bay window with views to Brent Knoll.

#### BEDROOM: 4.08m x 2.56m (Max) (13' 5" x 8' 5" (Max) )

Radiator and double-glazed window with views to Brent Knoll.

#### BATHROOM:

White suite comprising panelled bath, shower cubicle with an 'INTA' shower, pedestal wash hand basin and low-level WC. Radiator, shaver point, part-tiled walls and two double-glazed windows.

#### Garden Studio situated in the rear garden:

A Green Retreats Norwegian Spruce Clad sectional building - 'Inspiration' :

External dims w3.7xd2.8xh2.5.

Internal space is 3.5x2.5x2.2.

Full mains power, double glazed, and insulated with Panasonic external condensing air conditioning.

Glazing is one top hung window, and French doors opening onto patio. Laminate floor, insulated.

Connected to house broadband by Cat6 Ethernet armoured cable.

#### OUTSIDE:

Hedge and fence boundary to the front with five-bar gate giving access to parking area with space for several vehicles and leading to:-

#### GARAGE: 5.46m x 2.35m (17' 11" x 7' 9")

Double doors, fluorescent strip light and power, double-glazed window, plumbing for an automatic washing machine, with concrete base and door to the Rear Garden.



Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		