





PROPERTY DESCRIPTION

Offered with Vacant Possession is this 4 Bedroom house which has recently been redecorated and benefits from new carpets. The accommodation is over 3 floors and there are lovely far reaching views over the English Channel. Entrance hall, ground floor W/C, Living room, modern kitchen with built in appliances, the first floor has 3 bedrooms and family bathroom. The Master bedroom is on the top floor with glass rear elevation with far reaching views. Enclosed garden and off road parking. EPC=C

FEATURES

- 4 Bedrooms
- Far Reaching Sea Views
- Living Room
- Kitchen With Appliances
- Ground Floor WC
- En Suite Shower Room
- Family Bathroom
- 107 square metres
- Council Tax - C
- Main Bedroom with Vaulted Ceiling





ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed front door, wood effect flooring, central heating thermostat, alarm control box, stairs rising to the first floor, under-stairs storage cupboard and radiator.

Ground Floor WC

Low-level WC, radiator, was hand basin, double glazed frosted window, part tiled walls.

Sitting Room

16' 2" x 10' 10" (4.93m x 3.30m) Double glazed French doors leading to the patio and garden, radiators, double glazed window, television and telephone points.

Kitchen

14' 8" x 8' 8" (4.47m x 2.64m) Fitted with one and half bowl stainless steel sink unit with mixer tap, built-in Hotpoint dishwasher, range of working surfaces with cupboards and drawers below, built-in Hotpoint washing machine, built-in fridge and freezer, tall unit housing double electric oven with storage above and below, matching wall mounted cupboards, built-in four ring gas hob with drawers below and extractor hood over, part tiled walls, tiled floor and double glazed window overlooking the front of the property.

First Floor Landing

Two built-in storage cupboards, stairs rising to the second floor.

Bedroom Two

13' 0" x 8' 9" (3.96m x 2.67m) Double glazed window with far reaching views over the English Channel, radiator.

Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window overlooking the front of the property, radiator and double built-in wardrobe.

Bedroom Four

7' 0" x 7' 0" (2.13m x 2.13m) Double glazed window with far reaching views of the English Channel, radiator.

Family Bathroom

Fitted panelled bath with mixer tap, shower attachment and shower screen, shaver point, pedestal wash basin with mixer tap, low-level WC, heated towel rail, extractor fan, spotlights, part tiled walls, double glazed frosted window and tiled floor.

Master Bedroom

17' 5" narrowing to 13' 5" x 13' 6" (5.31m x 4.11m) Feature glass rear elevation with double glazed windows having far reaching views over the English Channel, radiator, television and telephone points, wall lights, double built-in wardrobe and access to eaves storage space.

En-Suite

Corner shower cubicle with chrome fittings and glass screen, pedestal wash basin with mixer tap, low-level WC, shaver point, extractor fan, velux window and heated towel rail.

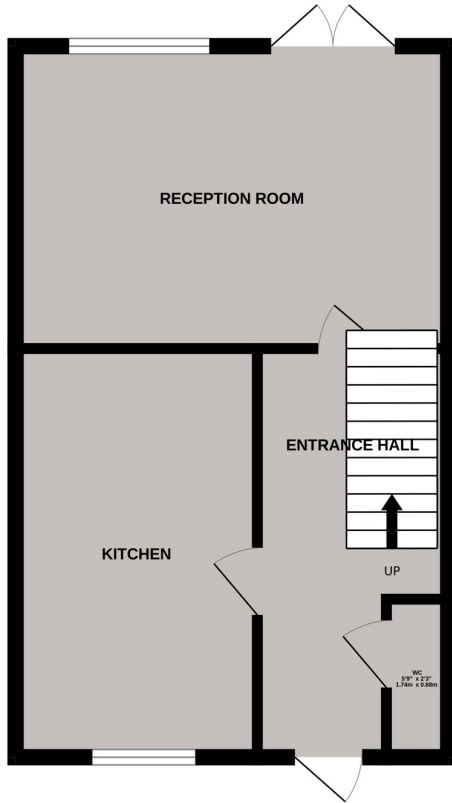
Outside

To the rear of the property the gardens are laid to lawn, patio area, gated side access and screened by fencing.

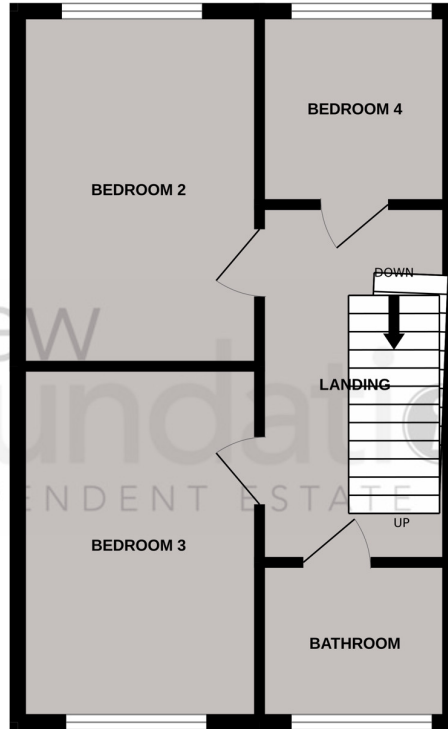
To the side, there is parking for two cars and electric charging point.

FLOORPLAN

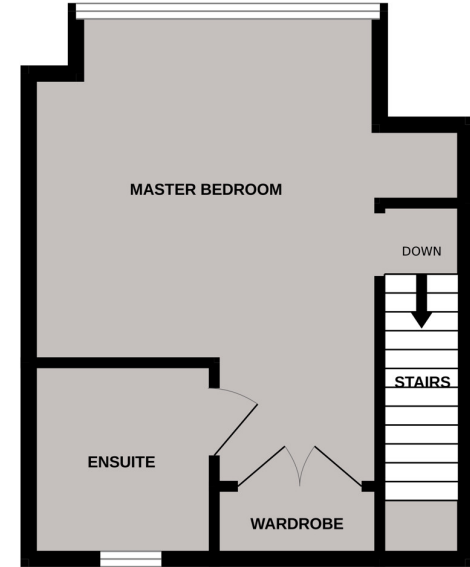
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		78	88

England, Scotland & Wales EU Directive 2002/91/EC

