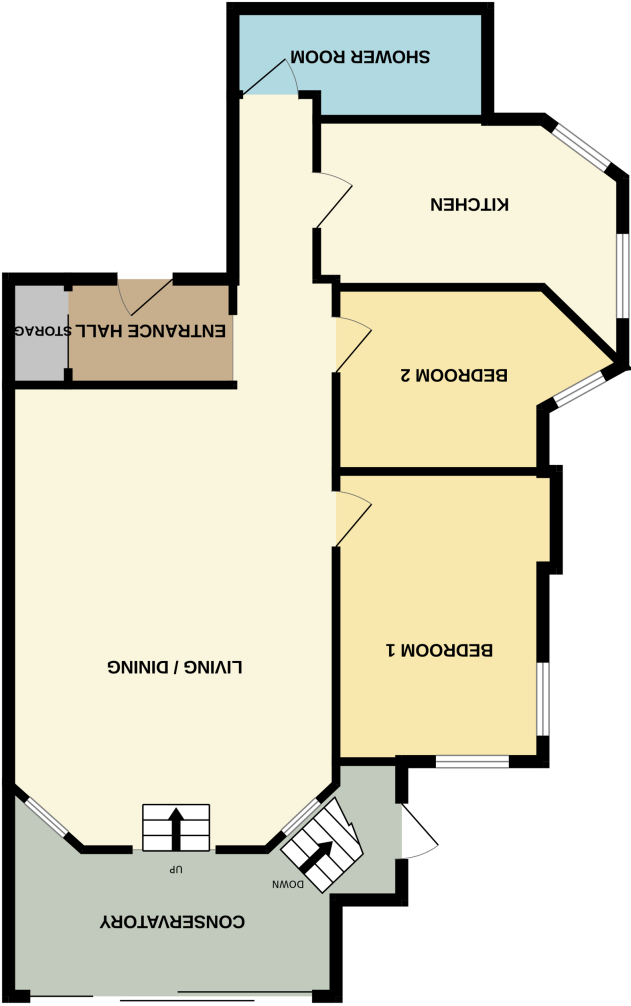


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



GROUND FLOOR  
N/A sq.ft. (N/A sq.m.) approx.

Energy Efficiency Rating		
Potential	Current	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
65		
75		







Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading to the lower ground floor, door to Entrance Hall.

Entrance Hall

Tiled floor, two ceiling light points, storage cupboard, access to all principle rooms, feature high ceilings, archway through to the Living/Dining Room.

Living/Dining Room

6.38m x 4.51m (20' 11" x 14' 10") Max. Spacious room, high ceilings, period coving, ceiling light point, continuation of tiled floor, feature fireplace with wooden fire surround and raised hearth, power points, TV point, steps leading up to the Conservatory with adjacent windows, three period radiators.

Conservatory

4.27m x 2.92m (14' 0" x 9' 7") Max. Sliding double glazed doors giving access through to the Communal Garden offering fantastic sea views, wall mounted boiler serving domestic hot water and central heating systems, coved ceiling, two wall light points, steps leading down to a side aspect door with adjacent window.

Kitchen

4.17m x 2.19m (13' 8" x 7' 2") Max. A comprehensive range of matching wall mounted and base units with stone work surfaces over, inset four ring gas burner hob with built in oven beneath and stainless steel extractor hood over, part tiled walls, power points, side aspect sash windows, integrated washing machine, countersunk sink unit with mixer tap, integrated fridge freezer, continuation of tiled floor, ceiling light point.



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