





PROPERTY DESCRIPTION

A modern and recently constructed three bedroom detached house ideally situated in the town centre and within a short walk of the mainline railway station with links to London Victoria, Gatwick & Ashford International and also close to the seafront. The ground floor accommodation comprises; bay fronted lounge, ground floor study/bedroom (created using stud walls & could be removed to create a larger living space), modern kitchen and utility room/WC. On the first floor there are three bedrooms and a shower room. To the front there is a low maintenance patio garden. EPC - C.



FEATURES

- Three Bedroom Detached House
- Modern Property Built A Few Years Ago
- Bay Fronted Lounge
- Town Centre Location & Within Easy Reach Of Train Station And Seafront
- Ground Floor Utility/WC Room
- First Floor Shower Room
- Gas Fired Central Heating
- Ground Floor Study (Created Using Stud Walls, Could Be Removed To Create A Larger Living Space)





ROOM DESCRIPTIONS

Lounge

22' 7" x 13' 11" (6.88m x 4.24m) Accessed via UPVC front door, double glazed bay window to the front, telephone point, television point, radiator.

Study/Ground Floor Bedroom

9' 5" x 8' 7" (2.87m x 2.62m) Created using stud walls, this can be removed to make the lounge larger. Double glazed window to the front, spotlights, radiator.

Kitchen

10' 3" x 8' 4" (3.12m x 2.54m) Light tunnel, spotlights, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over a range of wall and base cupboards with fitted drawers, built-in electric oven, space for American style fridge/freezer and dishwasher.

First Floor Landing

Velux window.

Bedroom One

15' 10" into bay x 10' 3" (4.83m into bay x 3.12m) Double glazed bay window to the front, radiator.

Bedroom Two

12' 0" into eaved area x 10' 5" (3.66m x 3.17m) Double glazed window to the front and Velux window to the side, radiator.

Bedroom Three

9' 9" max x 9' 2" max (2.97m max x 2.79m max) Double glazed Velux window to the side, radiator.

Shower Room

Velux window, a modern fitted three piece suite comprising; low level WC wash hand basin, walk-in shower cubicle with thermostatic shower over, chrome heated towel rail.

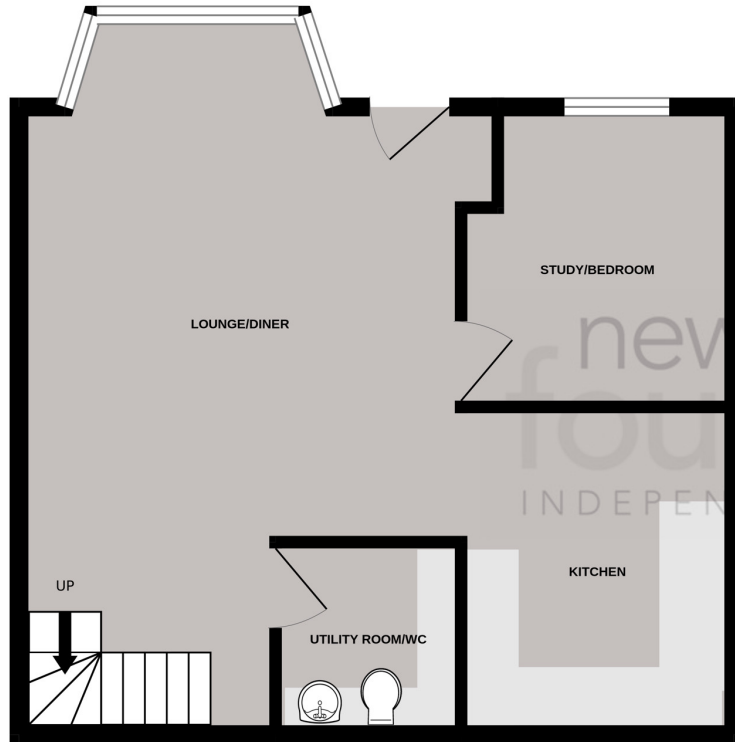
Outside

The garden is located at the front of the property, low maintenance laid with patio and screen by walls and fencing, outside power point.

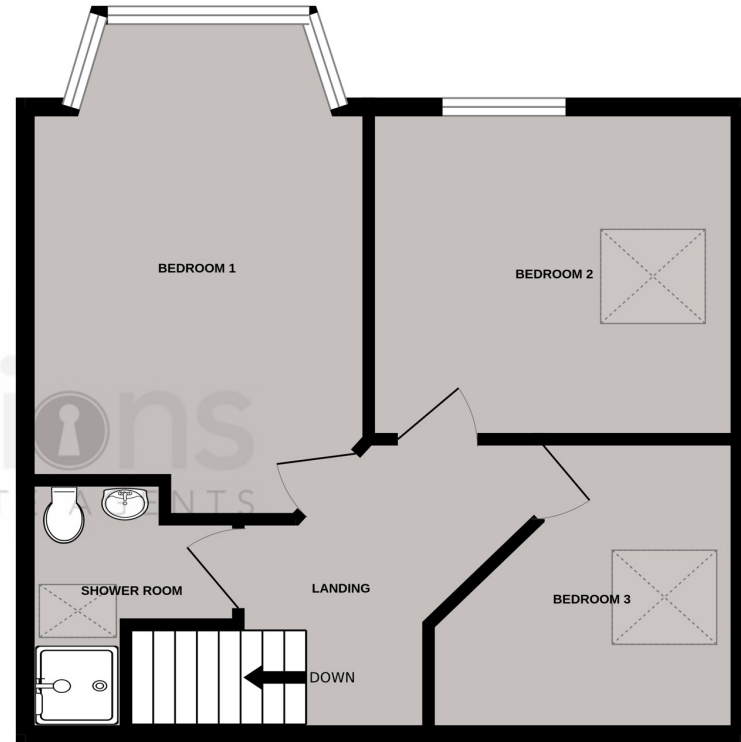


FLOORPLAN

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		87
	70	
England, Scotland & Wales		
		EU Directive 2002/91/EC

