





PROPERTY DESCRIPTION

An older style 2 bedroom semi detached bungalow conveniently situated adjacent to Ravenside Retail Park and close to the seafront. Other notable features include pleasant south westerly facing rear garden, small extension to the rear, double glazing and off road parking. SOLD WITH VACANT POSSESSION. EPC D

FEATURES

- 2 Bedroom semi bungalow
- Close Ravenside Retail Park and Seafront
- Double Glazing and Gas Central Heating
- South westerly facing rear garden
- Off road parking
- 63 square metres
- Council Tax Band- C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance vestibule with further glazed door leading to entrance hall with door to built-in storage cupboard with radiator. Telephone point, hatch to loft space (with retractable loft ladder which has been boarded)

Lounge

13' 10" x 11' 11" (4.22m x 3.63m) With feature fireplace with inset, real flame effect gas fire, TV aerial point, picture rail, radiator, double glazed bay window with outlook to front having sea glimpses on the angle.



Dining room

12' 0" x 9' 11" (3.66m x 3.02m) built-in cupboards with one housing wall mounted combination gas boiler, some additional fitted cupboards with working surface, radiator double glazed window to side, door leading to kitchen

Kitchen

7' 6" x 6' 11" (2.29m x 2.11m) Which is an extension on the original bungalow comprising 1 1/2 bowl single drainer stainless steel sink with mixer taps and cupboards under, working surfaces, space for washing machine, fridge and freezer and oven. Dimplex wall mounted electric heater, double glazed windows having a pleasant outlook over the rear garden, double glazed door leading onto rear garden.



Bedroom 1

12' 5" x 10' 9" (3.78m x 3.28m) With two fitted double wardrobes and matching chest of drawers, radiator, picture rail, double glazed bay window with outlook to the front.

Bedroom 2

10' 6" x 10' 9" (3.20m x 3.28m) With range of fitted wardrobes running the length of one wall with additional fitted chest of drawers and bedside table, radiator, picture rail, double glazed window overlooking the rear garden.

Shower Room

With white suite, comprising large shower cubicle with glass screen and sliding door, chrome Aqualisa shower, low level WC, wash hand basin with storage cupboard below, part tiling to walls, tiled floor, chrome ladder radiator, frosted glass double glazed window..

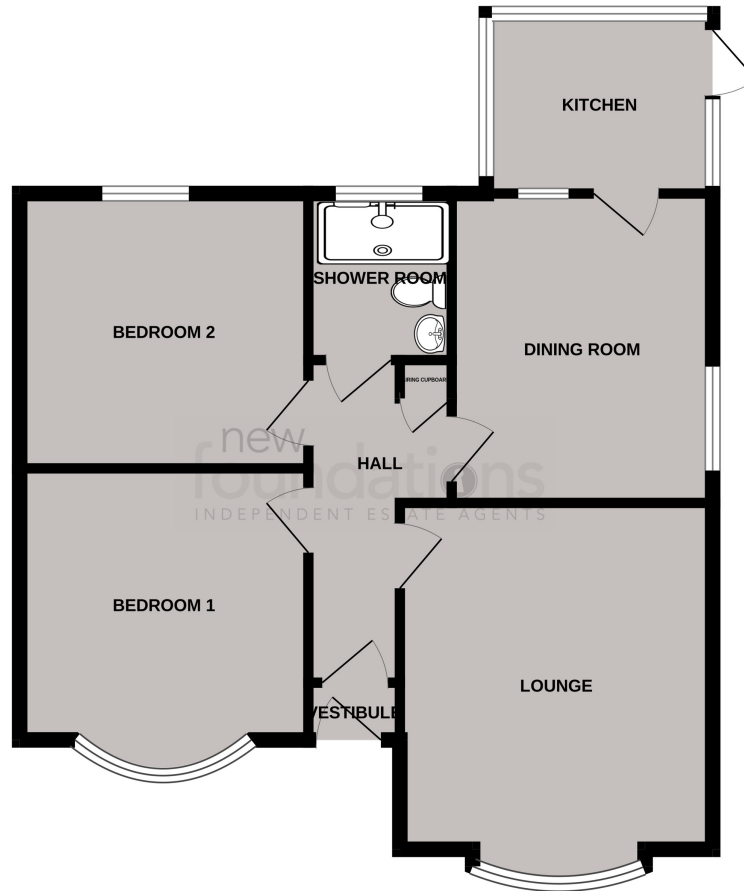
Outside

Rear garden facing in a south-westerly direction with area of patio leading onto a lawned area of garden, outside tap, flowering shrub borders, large timber shed and large timber summerhouse and gated access at the foot of the garden directly onto Hastings Road with a short walk to Ravenside retail park.

Private front garden, partially laid to lawn with flower and shrub borders and off-road parking for one car.

FLOORPLAN

GROUND 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+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

