



- 4 Bed Semi Detached House
- Scope for Some Updating
- Breakfasting Kitchen
- A Rare Opportunity

- Fabulous, Uninterrupted Sea Views
- Cloakroom/WC
- Bathroom/WC with Shower

- Spacious, Extended Accommodation
- 2 Reception Rooms
- Garage & Gardens



A rare opportunity to purchase an extended 4 bedroomed semi detached house, in a fabulous location with uninterrupted views over the links to the sea. Offering well proportioned family accommodation which would benefit from some cosmetic updating, this is a wonderful opportunity to create a superb home to the purchasers' own taste and requirements. The Entrance Porch leads to the spacious Reception Hall, with walk-in cloaks cupboard and Cloakroom/WC, with wc with concealed cistern and wash basin. The Lounge has a bay with views to the front and a feature electric fire with polished wood surround and wall lights. Double doors open to the Dining Room, with picture window and patio doors to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, plumbing for a washer and dishwasher and door to the side. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a good range of fitted wardrobes with storage cupboards over and a bay to the front with beautiful views to the sea. Bedroom 2 has fitted wardrobes, dressing table and storage cupboards over and is to the rear. Bedroom 3 enjoys amazing sea views to the front, whilst Bedroom 4 is to the rear. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin, double ended bath with central mixer tap and shower quadrant with mains shower. There is also a Detached Garage with roller shutter door.

Externally, the Front Garden has a lawn with a collection of plants and shrubs and block paved driveway to the garage to the rear. The larger Rear Garden is West facing and private, with lawn, mature shrubs, plants and trees.

Occupying a stunning location in this seaside town, this property is well placed for excellent local amenities as well as leisure facilities and beaches.

**Entrance Porch** 13'0 x 4'9 (3.96m x 1.45m)

**Reception Hall** 15'2 x 7'8 (4.62m x 2.34m)

**Cloakroom/WC** 6'6 x 3'4 (1.98m x 1.02m)

**Lounge** 12'6 x 16'0 (into bay) (3.81m x 4.88m (into bay))

**Dining Room** 15'6 x 12'4 (4.72m x 3.76m)

**Breakfasting Kitchen** 13'6 x 13'6 (4.11m x 4.11m)

**First Floor Landing**

**Bedroom 1** 12'6 (max) x 15'6 (into bay) (3.81m (max) x 4.72m (into bay))

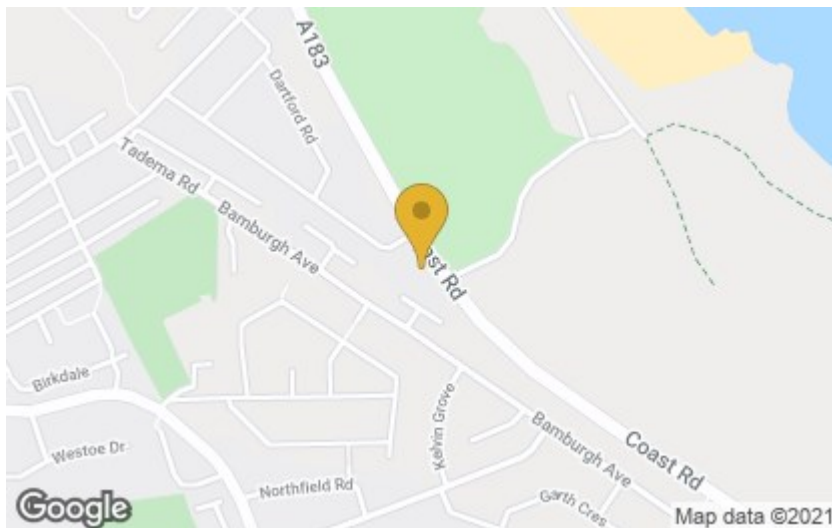
**Bedroom 2** 12'8 x 12'2 (3.86m x 3.71m)

**Bedroom 3** 13'0 x 10'6 (3.96m x 3.20m)

**Bedroom 4** 8'8 x 7'10 (2.64m x 2.39m)

**Bathroom/WC** 12'0 x 5'6 (3.66m x 1.68m)

**Detached Garage**



Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.