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Description

Robert Luff & Co are pleased to offer this well presented Georgian style mid-terrace exclusive home, ideally situated in this quiet cul-de-sac with local shops, beach and mainline station nearby. Accommodation offers entrance hall, ground floor wc, through lounge/dining room and good size kitchen. Upstairs there are three good size bedrooms, master bedroom with Juliet style balcony and shower room.

The property also benefits from a rear garden and garage in compound.

KITCHEN BEEN FITTED APRIL 2026

CURRENTLY BEEN REFURBISHED THROUGHOUT

INCLUDES NEW FLOORING



Key Features

- Georgian Style Mid-Terrace Home - CURRENTLY BEEN REFURBISHED
- Master with Juliet Balcony
- Garage
- Unfurnished
- NEW KITCHEN BEEN FITTED APRIL 2026
- Three Good Size Bedrooms
- Shower Room with WC and ground floor WC
- EPC Rating D
- Available April 2026



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Part Frosted Double Glazed Door

Hallway

Radiator, thermostat control, carpeted.

Ground Floor WC

Double glazed frosted window, wc, wash hand basin, vinyl.

Living Room/Dining Room **8.36 x 2.64 (27'5" x 8'8")**

Double glazed window into bay to front with radiator below and further radiator towards to the rear, double glazed door and window to rear, feature fireplace, wooden flooring.

Kitchen

3.23 x 2.44 (10'7" x 8'0")

Double glazed window to rear, part tiled walls, matching range of wall and base units, one and half bowl sink unit inset to worktop with drainer and mixer tap, built in cooker, hob and extractor hood. Space/plumbing for washing machine and fridge freezer.

First Floor Landing

Access to loft space, carpeted.

Bathroom

Part tiled walls, double glazed frosted window to rear, double length shower, wc, wash hand basin, heated towel rail, vinyl.

Bedroom One

4.27 x 2.77 (14'0" x 9'1")

Double glazed window and door to Juliet Balcony facing south, built in wardrobe, radiator, carpeted.

Bedroom Two

3.23 x 3.18 (3.22 x 3.17)

(10'7" x 10'5")

Double glazed window to rear with radiator below, carpeted.

Bedroom Three

3.23 x 2.13 (10'7" x 7'0")

Double glazed window to front with radiator below, built in storage cupboard, carpeted.

Garden

Paved area leading to lawn with decorative shrubbery.



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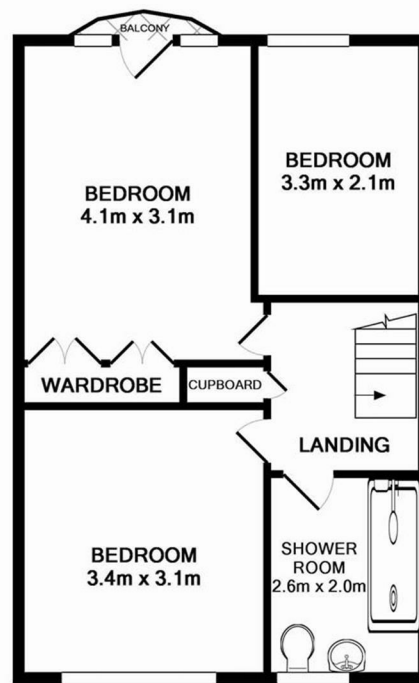
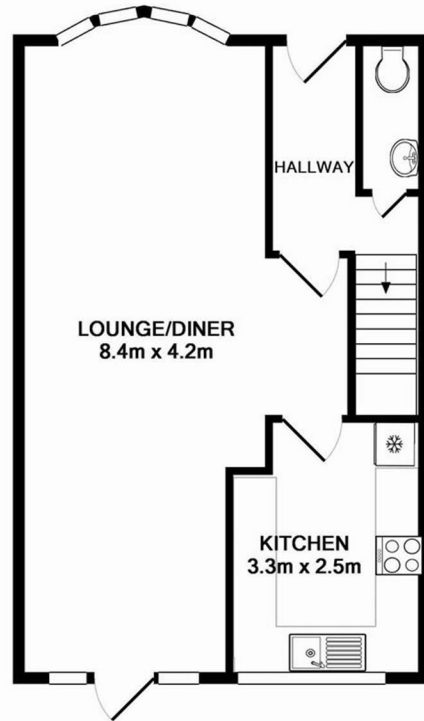
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Floor Plan Berkeley Square



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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