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TBC





We are delighted to offer this beautifully presented three-bedroom end of terrace house, ideally located within easy reach of the mainline station, town centre amenities, local schools, parks, and the seafront. The property offers a perfect blend of character and contemporary style, featuring spacious accommodation, original wood flooring, cornicing to the hallway, picture rails and original fireplaces in every room, together with a stunning open-plan kitchen/dining space and a landscaped rear garden ideal for modern family living.

The accommodation begins with a welcoming entrance hallway, setting the tone for the well-presented interiors throughout, complete with original wood flooring, cornicing and picture rails adding character and charm.

To the front of the property is a bright and spacious lounge/diner, enhanced by a bay window and attractive feature fireplaces in keeping with the home's period style, creating a warm and inviting space with ample room for both relaxing and formal dining.

To the rear, the impressive kitchen/dining room has been thoughtfully designed with a modern range of wall and base units complemented by marble work surfaces and integrated appliances, including an oven, grill, dishwasher, and built-in wine cooler. There is excellent space for dining and entertaining, with bi-folding doors opening directly onto the rear garden, allowing plenty of natural light to fill the room. A convenient ground floor WC is accessed from the kitchen.

The first floor provides three well-proportioned bedrooms, including two generous double rooms, all continuing the home's character with original fireplaces and offering versatility for family living, guest accommodation, or home working. These are served by a stylish family bathroom fitted with a panel enclosed bath, separate walk-in shower, wash hand basin, WC, heated towel rail, and tiled walls.

Externally, the landscaped rear garden has been designed with low maintenance in mind and provides an excellent outdoor space, featuring a modern patio area, lawn, additional seating space, side access, and a useful storage shed.

## Key Features

- End of terrace family home
- Three well-proportioned bedrooms
- Spacious lounge/diner with bay window
- Modern kitchen/dining room with bi-folding doors
- Character feature fireplaces throughout
- Ground floor WC
- Landscaped low maintenance rear garden
- Presented in good condition throughout
- Central location close to station, shops, schools, and beach
- Council Tax Band C | EPC Rating TBC



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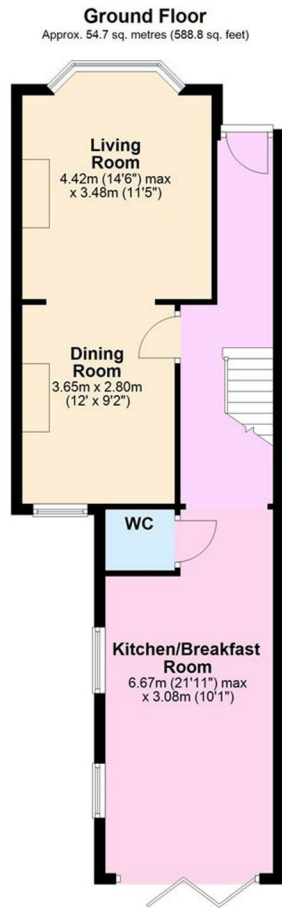


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# Floor Plan Eastcourt Road



Total area: approx. 110.4 sq. metres (1188.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(59-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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