Cross Keys Estates

Opening doors to your future

21 Sussex Road
Plymouth, PL2 1LB

Guide Price £250,000 Freehold

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** Guide Price £250,000 to £270,000 **
Cross Keys Estates is delighted to present this stunning semi-detached house located on the desirable Sussex Road in Ford. This beautifully presented property spans three floors and offers a perfect blend of comfort and style, making it an ideal family home.
Upon entering, you are welcomed by a fantastic sitting room, complete with a charming feature fireplace that creates a warm and inviting atmosphere. The spacious dining room, also featuring a fireplace, provides an excellent space for entertaining guests or enjoying family meals. The property boasts three generously sized bedrooms, each flooded with natural light, ensuring a bright and airy feel throughout.

- Stunning Semi Detached Property
- Spacious & Bright Sitting Room
- Three Good Size Bedrooms
- Lovely Enclosed Private Rear Garden
- Kitchen, Utility Room, Downstairs WC
- Well Presented Throughout
- Dining Room, Feature Fireplace
- Stylish Four Piece Bathroom
- Sought After Residential Area
- Off Road Parking, EPC-TBC

Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth
Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-southwest of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.
The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the Southwest, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.
There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.
Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Ford
Ford is a Georgian / Victorian built area of Plymouth. It lies 1.6 miles (2.6 km) north-west of the city centre, between the suburbs of Stoke, Milehouse and Keyham. Ford is well known for having very good affordable houses with, usually, generous sized gardens. Many locals consider Ford to be one of the friendliest residential areas in the whole city. On St Levan Road there is a good size park which is popular for children and dog walkers alike with a local pub The Ford Inn. This area was once very popular with the dockyard workers due to its' close proximity and easy access to HM Dockyard, Devonport, now an increasingly popular choice for first time buyers and young families as there are some excellent primary schools close by and Stoke Damerel secondary school is only a short distance away.

More Property Information
The luxury four-piece bathroom is a true highlight, offering a serene space to unwind. The fitted kitchen is both practical and stylish, complete with a utility area and a convenient downstairs toilet located at the rear of the property.
Step outside to discover a private, enclosed rear garden that has been lovingly maintained, providing a perfect retreat for outdoor relaxation or family gatherings. Additionally, the property benefits from off-road parking for one vehicle, ensuring convenience for residents and visitors alike.
Situated close to local amenities, shops, and schools, this home is ideally located for families and professionals. With its move-in ready condition, this property is not to be missed. We invite you to arrange a viewing and experience all that this exceptional home has to offer.

Hallway
6'0" x 13'1" (1.83m x 4.00m)

Sitting Room
13'0" x 13'1" (3.95m x 4.00m)

Dining Room
12'8" x 13'1" (3.86m x 4.00m)

Kitchen
10'11" x 7'0" (3.32m x 2.13m)

Laundry Room
3'1" x 6'10" (0.93m x 2.08m)

Toilet
2'0" x 4'0" (0.62m x 1.22m)

Landing
6'2" x 13'1" (1.87m x 4.00m)
Window to side, open plan, door to:

Primary Bedroom
12'10" x 13'1" (3.91m x 4.00m)

Bathroom
12'8" x 5'0" (3.87m x 1.52m)

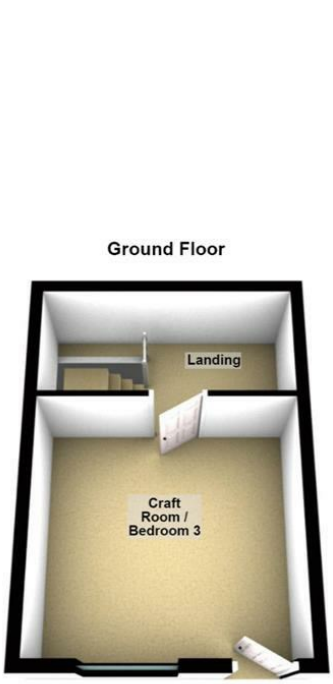
Bedroom 2
9'7" x 7'10" (2.91m x 2.39m)

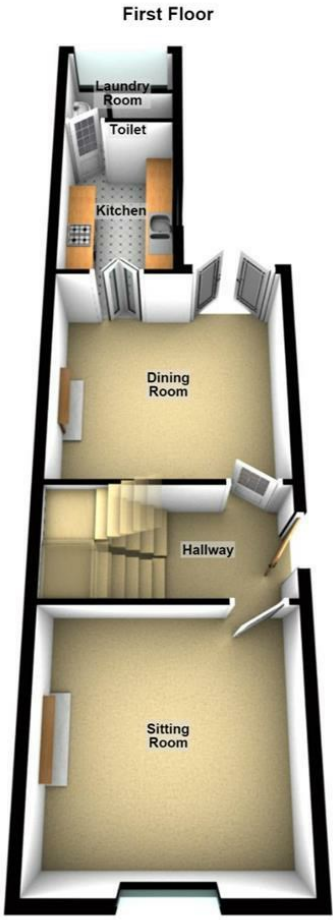
Craft Room / Bedroom 3
12'11" x 13'1" (3.94m x 4.00m)

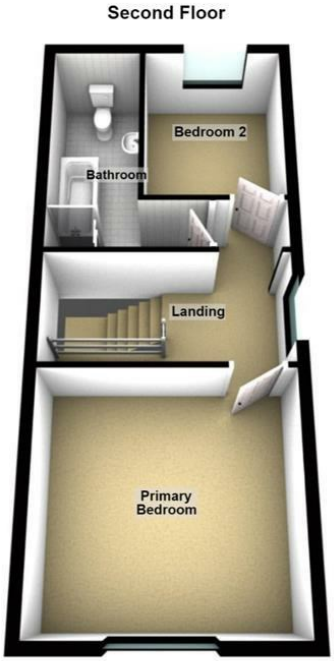
Garden

Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

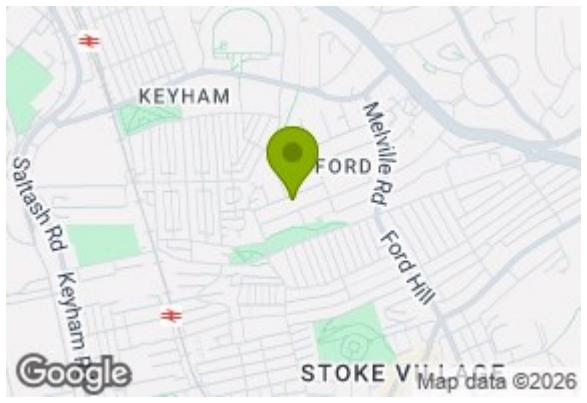
Financial Services
Mortgage Monkeys can help you understand how much you may be able to borrow, review your mortgage options and arrange a Decision in Principle—ask a member of our team for an introduction.

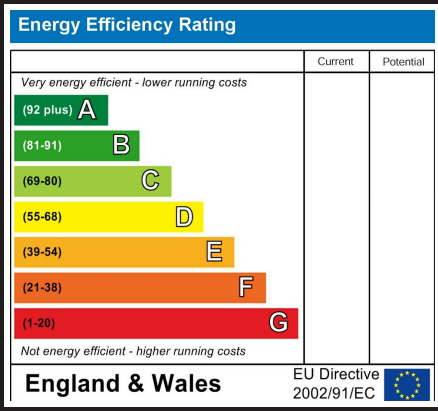


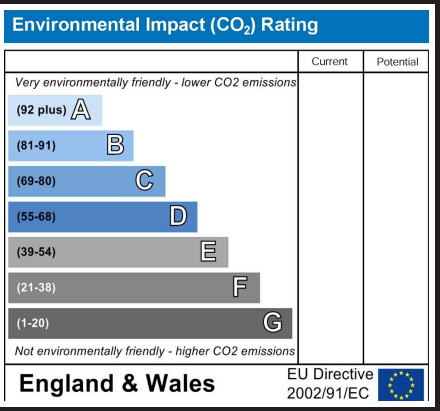




Cross Keys Estates
Residential Sales & Lettings







VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman

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Council Tax Band B

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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net