



AREA MAP

FLOOR PLAN



GENERAL INFORMATION

Located in the highly sought-after area of Southgate, this three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Set within walking distance of local amenities, charming coffee shops, and the scenic cliffpath walks, this property perfectly combines convenience with the tranquillity of coastal living.

The accommodation briefly comprises a welcoming entrance porchway leading to a fitted kitchen and a bright and spacious lounge. The third bedroom, previously used as a dining room, is situated on the ground floor along with a bathroom and a separate cloakroom for added convenience.

Upstairs, the first floor hosts two generous double bedrooms, both offering plenty of natural light and potential for modernisation.

Externally, the property benefits from beautifully established gardens to the front and rear, with mature shrubs and trees providing a lovely sense of privacy. The south-facing rear garden is level and fully enclosed - perfect for relaxing or entertaining in the sun. A driveway provides off-road parking and leads to an attached single garage.

In need of modernisation throughout, this property presents a rare chance to create a bespoke home in one of Southgate's most desirable locations. Early viewing is recommended.



FULL DESCRIPTION

Entrance Porch



Hallway

Kitchen / Dining Room
13'11 max x 12'2 max (4.24m max x 3.71m max)



Store

2'11 x 2'7 (0.89m x 0.79m)

Lounge
14'7 x 11'8 (4.45m x 3.56m)

Bedroom 3 / Reception Room
11'6 x 11' (3.51m x 3.35m)

Bathroom

WC



Garage
20'3 x 8'8 (6.17m x 2.64m)

Rear Porch

Stairs To First Floor

Landing

Bedroom 1
14'2 x 9'6 (4.32m x 2.90m)

Bedroom 2
13'8 max x 10'7 max (4.17m max x 3.23m max)

Parking

Parking is available at this property via the driveway and garage.

Tenure

Freehold

Council Tax Band

E

EPC - E

Services

Mains gas, electric, & water. Drainage is via a septic tank and soakaway. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

