



Flat 18, Manor Glade Court Higher
Warberry Road

£695

Winfields
Sales & Lettings

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- Convenient Location
- Private Off Road Parking
- Close to Local Shops and Church
- Sea Views

Kitchen

The kitchen features a range of wall and base units with rolled-edge work surfaces and tiled splashbacks. It includes a fitted oven and hob with a stainless steel extractor hood above. There is space for a fridge/freezer and plumbing for a washing machine. A single drainer sink with mixer tap is positioned beneath a worktop, complemented by downlighters and a tiled floor for a clean, modern finish.

Bathroom

Fitted with a coloured suite comprising a bath with electric shower over, wash hand basin with mirror above, and a low-level WC. Additional features include an extractor fan, wall-mounted heater, and part-tiled walls.

Bedroom

The bedroom includes a UPVC double glazed window to the side of the property, allowing natural light into the room. It also benefits from a TV point for added convenience.

Living room

The room features high ceilings and a large UPVC double glazed bay window offering open views across the Warberries with glimpses of the sea in the distance. A night storage heater provides warmth, and there is a high-level storage cupboard for added practicality.



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |

England & Wales

EU Directive
2002/91/EC



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