









An impressive five bedroom semi-detached house, providing immaculate, generously proportioned accommodation and some wonderful views to the rear towards the sea. Internally the well appointed accommodation is accessed via an entrance porch, connecting through to a superb reception hall with a staircase to the first floor and a cloakroom/wc. To the front there is a lounge with a bay window and feature media wall whilst to the rear there is a living room with doors leading out to the garden. There is a dining area that opens through to a stylish kitchen, fitted with an excellent range of modern units. On the first floor there are four bedrooms and a fabulous, luxury family bathroom/wc with a walk in shower. To the top floor there is an excellent fifth bedroom with a contemporary, en-suite shower room/wc. Externally there is a low maintenance garden to the front with a resin drive, an attached single garage and to the rear a garden with a lawn and attractive patio area. This convenient and desirable location is ideally positioned for the beautiful coastline and fabulous beaches, close to local amenities, shops and schools as well as offering easy access to transport connections. We highly recommend a detailed inspection in order to fully appreciate this outstanding home with its sought after location, views and ready to move into accommodation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Entrance Porch

## Reception Hall



Stairs to first floor with storage under and radiator.

## Lounge 13'3" x 14'9"



Double glazed bay window to front, radiator and electric fire.

## Living Room 15'7" x 12'5"



Wood burning stove, radiator, UPVC double glazed French patio doors to rear.

## Dining Room 9'6" x 12'5"



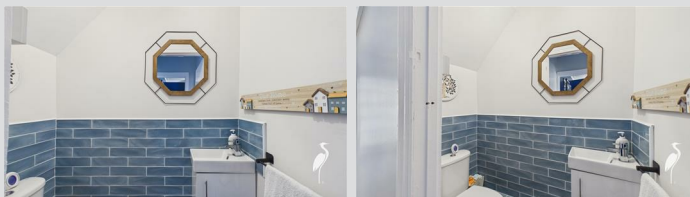
Double glazed window to rear and radiator. Open plan into kitchen.

## Kitchen 8'5" x 15'1"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Integrated double oven, 5 burner electric hob and extractor, fridge freezer and dishwasher. Space for a washing machine. 2x double glazed windows and UPVC door to rear.

## Cloakroom/WC



Low level WC and washbasin vanity unit.

## First Floor Landing



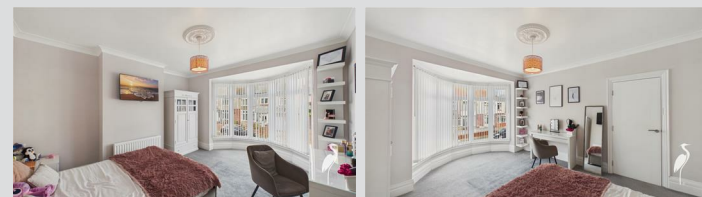
Radiator, storage cupboard and stairs to second floor.

## Bedroom 1 15'3" x 12'6"



Double glazed window to rear and radiator.

## Bedroom 2 13'3" x 12'4"



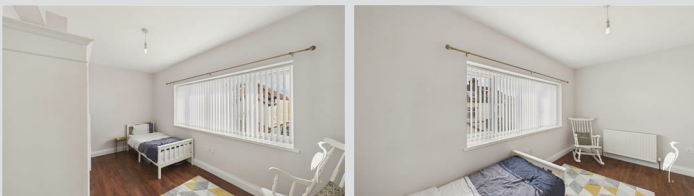
Double glazed bay window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'0" x 15'0"



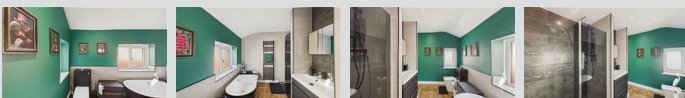
Double glazed window to rear and double radiator.

## Bedroom 4 7'5" x 8'4"



Double glazed bay window to front and radiator.

## Bathroom 10'10" x 9'3"



Low level WC with concealed cistern, washbasin set into vanity unit, freestanding bath with walk in dual head waterfall shower, chrome heated towel rail and 2x double glazed windows.

## Second Floor



Velux window and radiator.

## Bedroom 5 16'7" x 14'3"



3x Velux windows and radiator. Door to en-suite.

## En-Suite Shower Room



Low level WC, washbasin and shower cubicle.

## Outside



Low maintenance garden to the front with a resin drive, an attached single garage and to the rear a garden with a lawn and attractive patio area.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/3/1914 and the Ground Rent is £10.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

# MAIN ROOMS AND DIMENSIONS

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

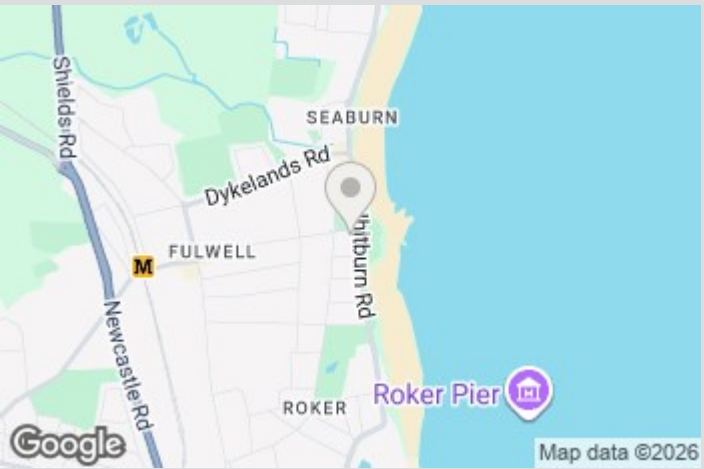
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
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| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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Ground Floor



First Floor



Second Floor

**Approximate total area<sup>(1)</sup>**

185.8 m<sup>2</sup>

2000 ft<sup>2</sup>

**Reduced headroom**

10.8 m<sup>2</sup>

117 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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