









This attractive two bedroom bay windowed semi detached home, offers an exciting opportunity to first time buyers and those who wish to downsize in this highly desirable street set close to an extensive range of superb coastal amenities. Available with no upward chain, the property internally comprises entrance hall, lounge/dining room, kitchen, two first floor double bedrooms and a superb shower room. Benefiting from gas central heating, double glazing and roof replacement completed in 2023, the property externally has a drive to the front providing off street parking, a garage and south facing gardens to the rear. Walking distance from Sea Road shopping centre and particularly convenient for the Sea Front, a huge level of interest is anticipated and therefore should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

## Reception Hall



Stairs to first floor and door to lounge.

## Lounge 14'11" x 12'5"



Double glazed bay window to front, feature fireplace and radiator. Open plan into dining room.

## Dining Room 8'1" x 7'9"



Double glazed window to rear and radiator. Sliding door to kitchen.

## Kitchen 7'2" x 6'11" plus 7'10" x 6'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated fridge and freezer. Space for an oven and washing machine. 2x double glazed windows and UPVC door to rear. Pantry cupboard, radiator and door to garage.

## First Floor Landing



Double glazed window, storage cupboard and access point to loft.

## Bedroom 1 13'8" x 13'1"



Double glazed bay window and double glazed window to front, built in mirrored fronted sliding door wardrobes, storage cupboard and radiator.

## Bedroom 2 10'2" x 9'1"



Double glazed window to rear, radiator and built in wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle, radiator and double glazed window.

## Outside



Garden to front with driveway providing off street parking access to garage, whilst to the rear south facing gardens laid mainly to lawn.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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

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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 or book viewing online at peterheron.co.uk

## Opening Times

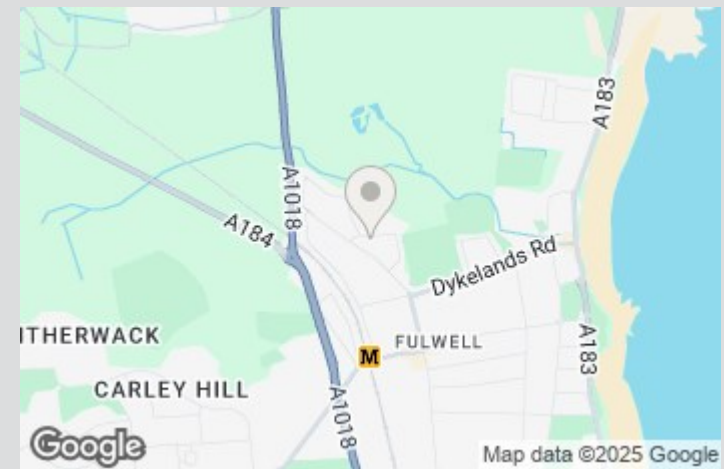
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## 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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0

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

76.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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