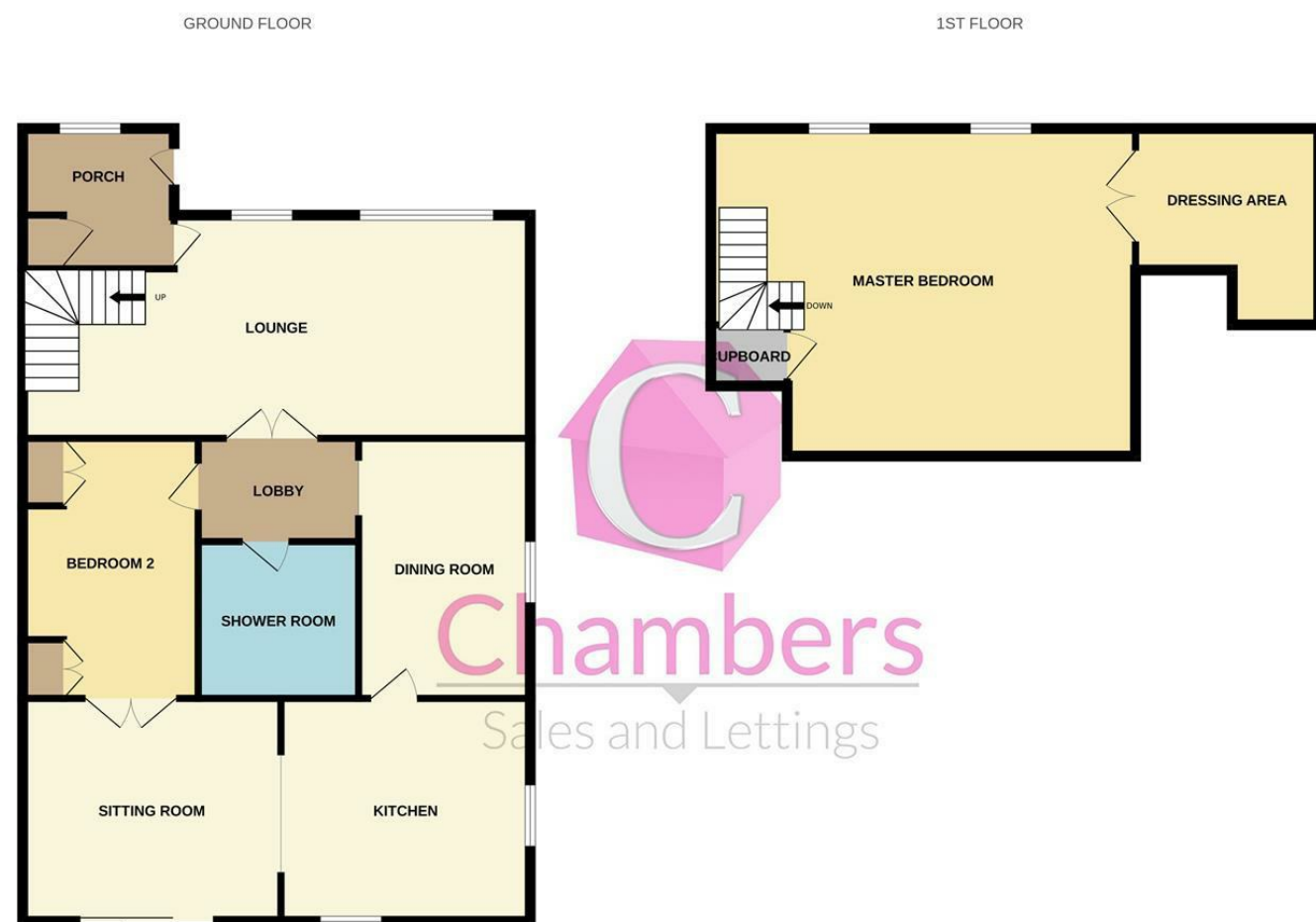




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Price Guide £495,000
Freehold



A Detached Chalet with Exciting Potential Ideally Located For Hill Head Beach

Ideally situated just a short distance from the local beach, this detached chalet-style property presents a fantastic opportunity for buyers looking to improve and personalise a property in a desirable coastal location. Offering plenty of scope for improvement, modernisation and potential extension, the property provides a blank canvas for those looking to put their own stamp on a home. For those with a more ambitious vision, there may also be potential to explore removing the existing roof and creating a more substantial house, subject to the necessary planning permissions and consents. Benefitting from tandem length Garage, home office and no forward chain, this property needs to be viewed. Whether you are looking for a renovation project, an opportunity to add value or the chance to create a home tailored to your own requirements, this property offers exciting possibilities in a location that is hard to beat.

Entrance Porch
6'10" x 6'6" (2.09 x 2.00)
Coved ceiling, window to front elevation, storage cupboard, 2 x radiators.

Lounge
26'11" max x 10'11" nar 8'2" (8.22 max x 3.35 nar 2.50)
Textured coved ceiling, 2 x window to front elevation, feature fire surround, under stairs storage area, 2 x radiators.

Inner Hallway
Textured coved ceiling.

Dining Room
11'11" mx x 9'1" (3.64 mx x 2.77)
Textured coved ceiling, window to side elevation, access to boiler cupboard, radiator.

Bedroom Two
12'4" x 10'0" (3.77 x 3.05)
Textured coved ceiling, 2 x sky lights, French style doors, radiator.

Shower Room
9'1" x 6'9" (2.77 x 2.07)
Skimmed coved ceiling, sky light, suite comprising double Quad shower cubicle, pedestal wash basin, W.C, 3/4 tiled walls, tiled flooring, heated towel rail.

Sitting Room
12'11" x 12'2" (3.94 x 3.71)
Textured coved ceiling, patio doors over looking rear garden, 2 x radiators.

Kitchen/Breakfast Room
12'9" x 12'1" (3.91 x 3.69)
Textured coved ceiling, window to side and rear

elevations, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in double oven, hob and hood, plumbing for washing machine, room for fridge/freezer.

First Floor Landing
Master Bedroom
16'7" x 15'7" (5.07 x 4.76)
Skimmed ceiling, 2 x windows to front and rear elevations, fitted chest of drawers, radiator.

Dressing Area
6'4" x 4'9" (1.95 x 1.46)
With restrictive ceiling height, ideal walk in wardrobe.

Front Driveway
Offering off road parking with double vehicular access gates leading to:

Side Driveway
Offering further off road parking, with side pedestrian gate.

Garage/Workshop (Tandem)
29'3" x 8'10" (8.93 x 2.70)
Up and over door, power and light, personal doors to garden and into home office.

Home Office
12'9" x 8'4" (3.89 x 2.55)
Power and light.

Rear Garden
A fully enclosed mature and private rear garden, mainly laid to lawn with mature borders and hedgerow, raised garden pond, further area laid to patio.



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	

