



SEA ROAD, £950,000, FREEHOLD, COUNCIL TAX BAND-E, EPC-D

THIS BEAUTIFULLY MAINTAINED DETACHED CHALET-STYLE BUNGALOW BOASTS FOUR TO FIVE BEDROOMS AND OFFERS A BRIGHT AND AIRY LIVING SPACE, COMPLEMENTED BY A KITCHEN DINER WITH A SEPARATE DINING AREA AND A SPACIOUS SUN LOUNGE. IDEALLY SITUATED WITHIN WALKING DISTANCE OF BOTH THE VILLAGE CENTRE AND THE SEAFRONT, THIS CHARMING HOME IS CENTRALLY POSITIONED IN ITS' PLOT, SURROUNDED BY A SECLUDED GARDEN. IT ALSO PROVIDES AMPLE PARKING, A GARAGE, AND A CARPORT.



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The Approach:

A patio path which leads to further patio steps with wooden hand rails to both sides, giving access to the:

Covered Entrance Porch:

Obscure double glazed front door with outside courtesy lights and a wall mounted electric socket.

Entrance Porch:

Two double door built clothes cupboards with hanging rails and separate storage cupboards above and below, ceiling light points.

Entrance Hallway:

Stairs to first floor landing and accommodation with single door under stairs cupboard, a double door built-in cupboard with shelving for storage.

Sitting Room:

Dual aspect room with double glazed window to the side and further double glazed bay window to the front, a double radiator, a brick fireplace with a wooden mantle and tiles, television aerial points and power points. A further part wood and multi glazed door leading to the:

Dining Room:

Double glazed double opening French style doors giving access into the Sun Lounge. A single radiator, a serving hatch to the Kitchen.

Sun Lounge:

Part brick and double glazed construction set under a pitched triple glazed roof with two electric Velux windows, double glazed double doors which lead out onto the garden and enclosed patio area with further double glazed windows to both side and rear. The Sun Lounge has the benefit of both power and lighting.

Kitchen:

Triple aspect room with obscure double glazed window to the rear and further double glazed doors. A Work surface part to 3 walls with a range of base and drawer units below with further matching wall mounted units over, one and a half bowl stainless steel sink and drain unit set to the work surface with mono taps above, space and plumbing below washing machine space for fridge and freezer. A four ring hob in set to the work surface with matching electric oven below, wall mounted Baci combination boiler with built-in timer switch and controls.

Ground Floor Bedroom One:

Dual aspect room with double door built-in wardrobe with both a hanging rail and separate storage space, a single radiator and power points.

Ground Floor Bedroom Two & Bedroom Three/Snug:

A double glazed bay window to the side, a single radiator and power points.

Ground Floor Bathroom:

A matching suite comprising of low-level WC, a vanity wash hand basin and panelled bath with mono taps and shower attachment over, a double radiator and a tiled splashback.

First Floor Principal Bedroom:

Dual aspect room with a double glazed Velux window to the front, three single door access to the eaves storage cupboards.

First Floor Bedroom Five/Study Room:

Double glazed window to the side with Isle of Wight and sea glimpses, two single door eaves access, a built-in office, a double cupboard desk with drawers and single cupboards below, television aerial points and power points.

First Floor Shower Room:

A matching suite comprising of low-level WC, a vanity wash hand basin with fitted double cupboard below and shower cubicle with a wall mounted electric shower, a wall mounted radiator and tiling to all visible wall space.

Outside:

The front of the property is enclosed by timber fencing and accessed by a double wooden five bar gate. This leads to a large shingled driveway and turning area with both sides again enclosed to timber fencing. The shingled driveway leads to the:

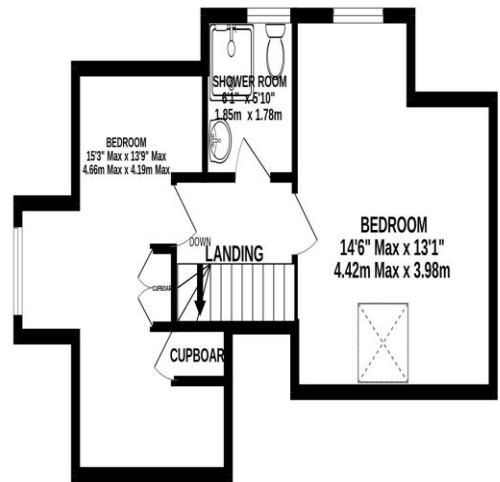
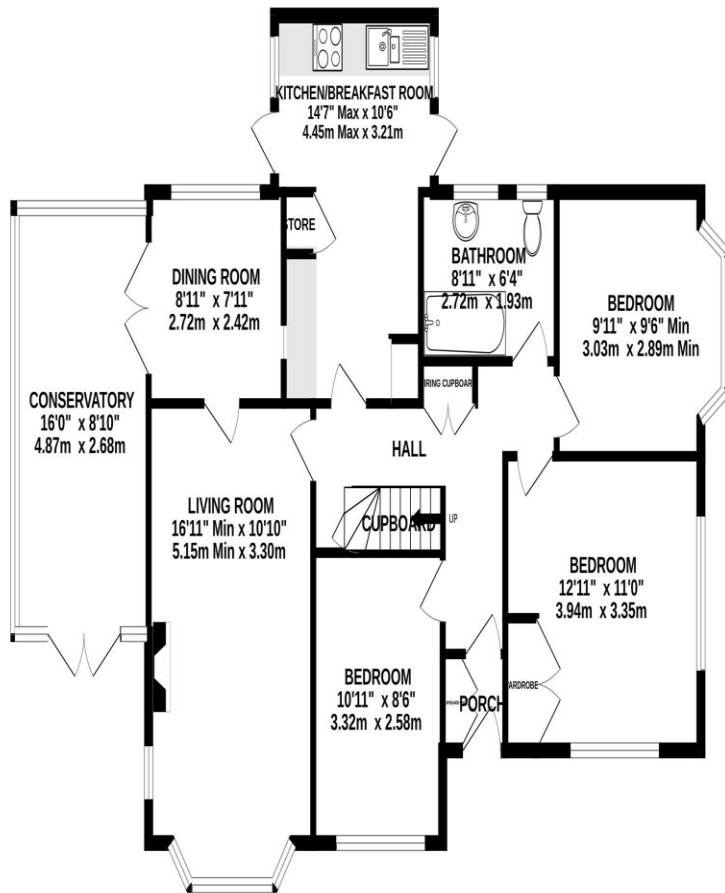
Detached Garage:

Accessed via two wooden double doors the garage has both power and lighting. There are front garage doors to further storage in the loft of the garage. A large carport to the side of the garage which would be ideal for storage of either a motorhome or caravan, this leads to a raised patio area which is enclosed to both front and side by trellis and wooden fencing and provides a an idyllic seating area. The back of the property has been laid into concrete for ease of maintenance, this leads to the opposite side of the property which has its own private garden which has been laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs and bushes. There is a wooden and glazed summer house to the corner of the garden which is enclosed to all sides by timber fencing with a screening of mature hedging providing complete privacy. There is also a courtesy gate which leads back out onto the road with a concrete path leading into the back of the property. There is a further gate from the front which leads to the remainder of the front garden which again has been enclosed to both sides and front by timber fencing, accessed by a pedestrian wooden five bar gate with a patio path leading to the front door.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Ref: MOS240023

Water Supplier: Southern Water

Heating: Baci Combination Boiler

Broadband: For Supplier and Speed we refer to Ofcom

Coastal Erosion Management in your area- Gov.uk

Shown were correct at the time of printing.

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