

£740,000  
Freehold







## Features

- True Move-in Condition
- Situated In A Quiet Lane
- Short Stroll To Coastal Paths & Beaches
- Parking For 3 Vehicles
- Detached Chalet Bungalow
- Immaculate Presentation
- Low Maintenance Rear Garden
- Separate W/C & Utility
- TRP 108

## Summary of Property

Cranfords is delighted to offer Alila to the local market, a beautifully maintained chalet bungalow in true move-in condition. Nestled in a quiet, sought-after lane just minutes from Cobo and its excellent amenities, this property presents a rare and appealing opportunity. The ground floor boasts generous living space, including a large, bright, and airy kitchen/diner perfect for family life or entertaining, complemented by a cosy lounge/snug. A convenient W/C doubles as a utility area, and there's also a versatile single bedroom currently used as a home office. Upstairs, you'll find two well-proportioned double bedrooms and a modern shower room. To the rear, the garden enjoys excellent sun exposure and features raised decking and a hot tub, the perfect place to relax and enjoy the property's unique, picturesque sunset views. Viewing is highly recommended, contact Cranfords today on 243878 to arrange yours.

## Room Descriptions

### Ground Floor

#### Dining Room

19' 2" x 17' 3" (5.84m x 5.26m)

#### Kitchen

14' 8" x 5' 9" (4.47m x 1.75m) Appliances include 4 ring hob and oven with extractor unit, Smeg dishwasher, Fridge and freezer, Wine cooler

#### Rear Porch

7' 0" x 4' 2" (2.13m x 1.27m)

#### Utility/W/C

7' 1" x 5' 6" (2.16m x 1.68m)

#### Bedroom 3

8' 8" x 7' 1" (2.64m x 2.16m)

#### Lounge

12' 9" x 9' 8" (3.89m x 2.95m)

### First Floor

#### Bedroom 1

14' 7" x 12' 9" (4.45m x 3.89m)

#### Bedroom 2

14' 7" x 9' 8" (4.45m x 2.95m)

#### Shower Room

6' 8" x 4' 8" (2.03m x 1.42m)

### Services

Mains Electricity and water and drainage. Oil central heating.

### Price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.





## Material Information

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

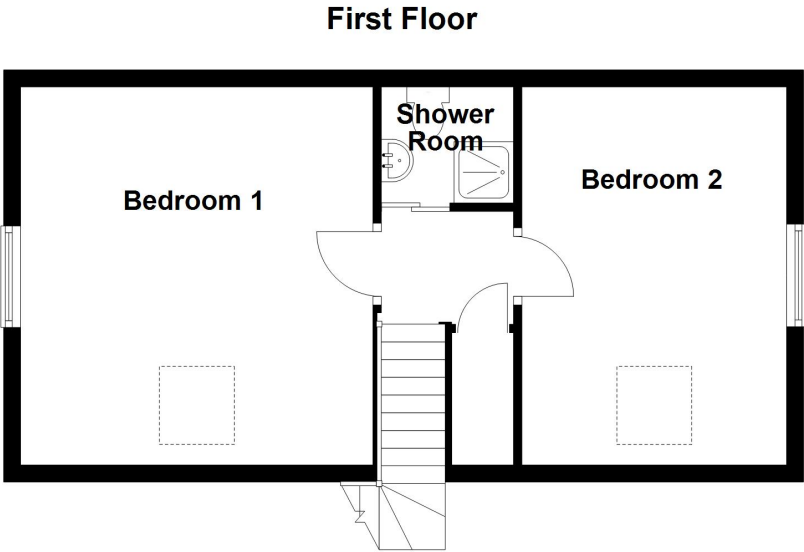
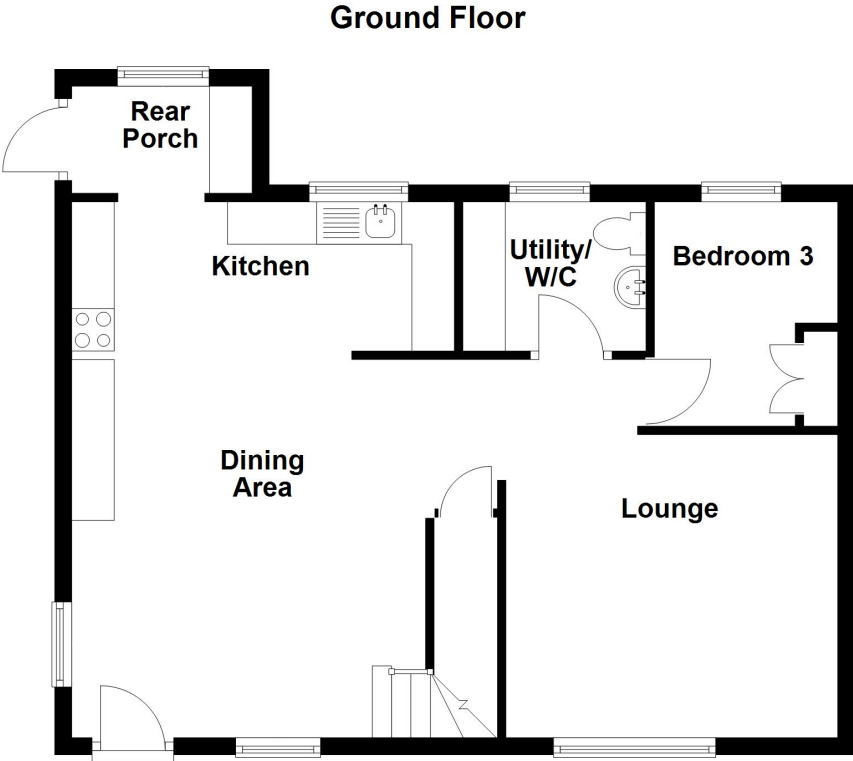
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



Floorplan



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