

£1,395,000
Freehold



Cranfords
Estate Agents



Features

- Stones Throw From Coastal Paths
- Spacious Family Home
- True Move In Condition
- Scope To Extend
- Modern and Stylish
- Sought After Location
- Minutes from the Beach
- TRP 223
- LR3326

Summary of Property

Situated in a prime coastal location in St Sampson, this beautifully presented detached home offers the perfect combination of comfort, space, and seaside living, just two minutes from the beach. The property features three generously sized bedrooms and two stylish, contemporary bathrooms, ideal for families or those seeking extra room for guests. A dedicated study provides a peaceful space for working from home or enjoying hobbies. At the heart of the home is a bright and spacious open-plan kitchen and dining area, designed for both everyday family living and entertaining. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Outside, ample parking is available with space for multiple vehicles, perfect for accommodating both residents and visitors with ease. This desirable location not only offers a healthy beachside lifestyle but is also conveniently close to local shops, schools, and transport links, and offers bespoke built garden retreat ideal for entertaining or working on projects. Whether you're looking for a family home or a coastal retreat, this property offers the best of both worlds in a truly inviting setting.

Room Descriptions

Ground Floor

Entrance Hall

10' 6" x 16' 8" (3.20m x 5.08m)

Kitchen/Diner

23' 6" x 9' 8" (7.16m x 2.95m)

Appliances Include : AEG Hob, Neff Double Oven, Hoover Washing Machine, Neff Dishwasher, Neff Fridge + Freezer

Lounge

16' 5" x 11' 1" (5.00m x 3.38m)

Study

15' 9" x 7' 3" (4.80m x 2.21m)

Fitted Wardrobe

Bathroom 1

8' 2" x 9' 6" (2.49m x 2.90m)

Bedroom 2

12' 5" x 15' 6" (3.78m x 4.72m)

Bedroom 3

10' 8" x 10' 0" (3.25m x 3.05m)

First Floor

Landing

10' 9" x 6' 6" (3.28m x 1.98m)

Bedroom 1

14' 8" x 29' 9" x 20' 0" (9.07m x 6.10m x 4.47m) Max

Dressing Room/Nursery

14' 0" x 7' 7" (4.27m x 2.31m) Max

Bathroom 2

10' 8" x 6' 7" (3.25m x 2.01m) Max

Services

Mains electricity and water and drainage. Electric heating.

Price Includes

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

Possession

By arrangement.



Material Information

Parking Types: Driveway.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private 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

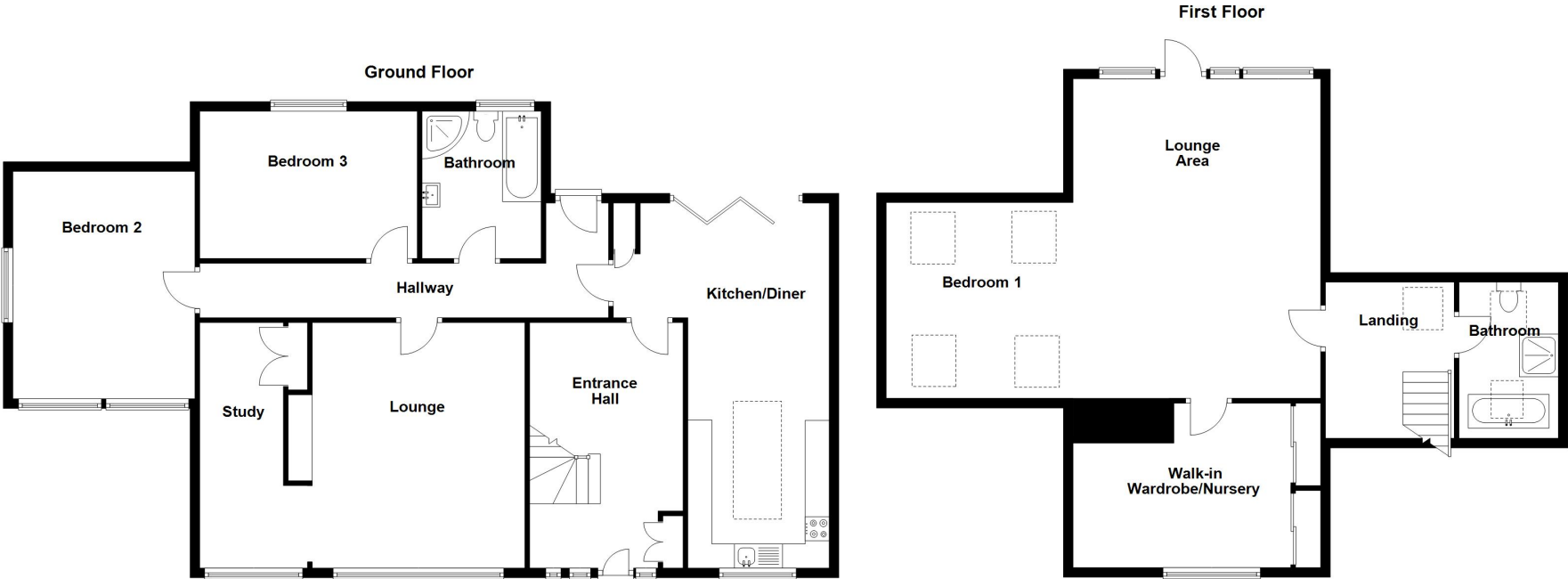
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Floorplan



PLEASE NOTE:
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