

£675,000



Cranford's
Estate Agents



Features

- Beautiful Sea & Island Views
- Fully Enclosed Sunny Rear Garden
- Lapsed Permissions To Convert Into 2 Flats
- Up To 5 Bedrooms
- Generously Sized Bedrooms
- Ideal Family Home
- Vendors Currently Pay 35PCM For Rented Parking
- TRP 190
- LR3285

Summary of Property

Cranfords are excited to present Symphony House to the local market. This spacious family home, spread across four floors, is in excellent move-in condition and offers great flexibility for buyers. Whether you're looking for a large family home or a property with potential for conversion into two flats (subject to previously lapsed permissions), this property provides an array of options. Upon entering, you are welcomed by a generous entrance hall leading into the lounge, which could easily serve as an additional bedroom if desired, as well as another bedroom further down the hallway. The lower ground floor features a large basement that has been transformed into the main living area, complete with a utility room, W/C, spacious kitchen, and a bright and airy lounge/diner with sliding doors opening onto a low-maintenance rear garden. The garden offers a decked area, patio, and shed, perfect for outdoor relaxation. On the first floor, you'll find a large family bathroom and a master bedroom with an en-suite, offering stunning sea and island views. The second floor boasts two additional double bedrooms, with one also enjoying the same breath taking views. We would highly recommend viewing in order to appreciate all that this property has to offer.

Room Descriptions

Basement

Kitchen
14' 10" x 13' 0" (4.52m x 3.96m) Appliances include Rangemaster 5 ring gas hob and electric oven, Hisense fridge/freezer, AEG dishwasher, Kalamera wine cooler, Hotpoint washing machine and Hotpoint tumble dryer.

Lounge/Diner
15' 6" x 14' 8" (4.72m x 4.47m) Under floor heated

W/C
5' 6" x 4' 10" (1.68m x 1.47m)

Ground Floor

Entrance Hall

Bedroom 3
13' 7" x 9' 7" (4.14m x 2.92m)

Bedroom 5/Living Room
15' 9" x 12' 1" (4.80m x 3.68m)

First Floor

Bedroom 1
16' 0" x 13' 10" (4.88m x 4.22m)

En-suite
9' 4" x 5' 2" (2.84m x 1.57m)

Family Bathroom
9' 0" x 8' 3" (2.74m x 2.51m)

Second Floor

Bedroom 2
13' 3" x 11' 0" (4.04m x 3.35m)

Bedroom 4
11' 0" x 9' 10" (3.35m x 3.00m)

services

Mains electricity and water and drainage. Central heating.

price includes

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

possession

By arrangement.

viewing

Strictly by appointment.

please note

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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Material Information

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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



Total area: approx. 205.4 sq. metres (2210.8 sq. feet)

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