

£535,000





Features

- Predominantly A New Build
- German Air Raid Shelter
- Separate W/C
- Generous Living Space
- True Move-in Condition
- Potential Rented Parking Option
- Parking For 1 Vehicle
- LR3269
- Chain Free

Summary of Property

Cranfords are pleased to offer 3 Hillside to the local market, positioned in an elevated terrace of 4 properties just down from Delancey Park and enjoying the sea and island views. This 3 bedroom, new build home offers light and airy living with the provisions to decide on the specifics of the Kitchen layout as well as a Utility area and WC on the ground floor. In addition, there is the master bedroom with a Jack n Jill, 4 piece, en-suite bathroom on the 1st floor with an additional 2 bedrooms on the 2nd floor. Externally 3 Hillside benefits from an enclosed garden laid to lawn and parking for one vehicle. A fantastic opportunity to acquire a super insulated, 3 bedroom home on Delancey Park's doorstep.

Room Descriptions

Ground Floor

Entrance Hall

10' 0" x 4' 5" (3.05m x 1.35m)

Conservatory/Sitting Room

15' 3" x 11' 5" (4.65m x 3.48m)

Kitchen/Diner

14' 5" x 12' 5" (4.39m x 3.78m)

Appliances Include brand new 4 ring induction Zanussi hob & single oven, Candy washing machine, Beko tumble dryer.

W/C

5' 3" x 4' 8" (1.60m x 1.42m)

First Floor

Master Bedroom

14' 5" x 12' 5" (4.39m x 3.78m)

Bathroom

8' 8" x 6' 4" (2.64m x 1.93m)

Second Floor

Bedroom 2

12' 5" x 12' 3" (3.78m x 3.73m)

Bedroom 3

9' 2" x 9' 0" (2.79m x 2.74m)

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

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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

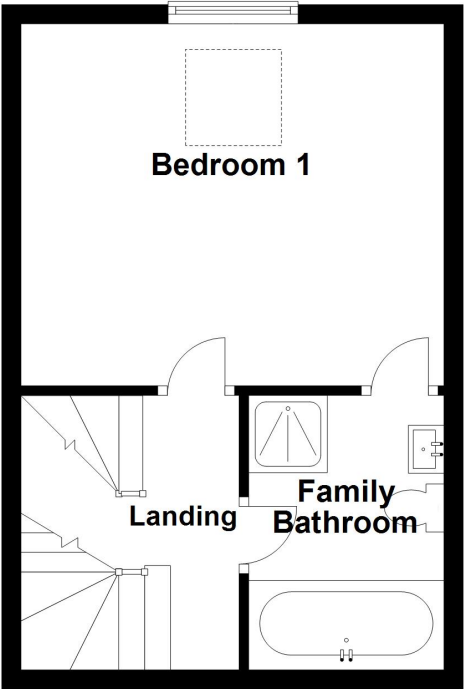
Ground Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



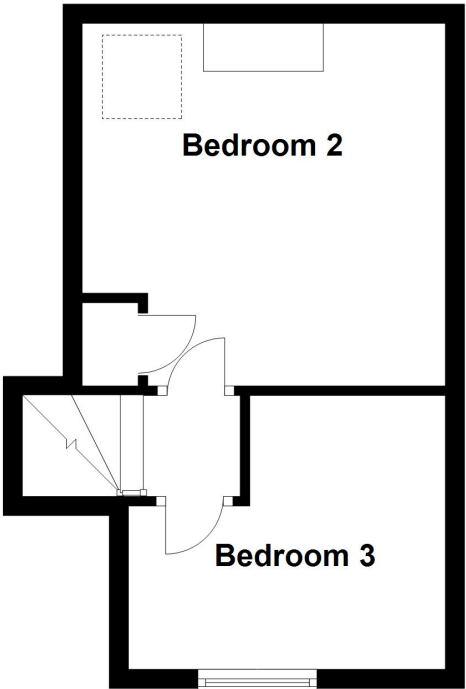
First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Second Floor

Approx. 25.2 sq. metres (271.5 sq. feet)



Total area: approx. 100.9 sq. metres (1085.9 sq. feet)

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