

£425,000
Freehold




Cranfords
Estate Agents



Features

- Ground Floor Apartment
- Close To West Coast
- Nearby Local Amenities
- Parking For 2 Vehicles
- Communal Garden Area
- Visitor Parking
- Ideal FTB, Downsize Or Buy To Let
- TRP 51
- LR3347

Summary of Property

Flat 8, Sunnyacre is a well-presented ground floor flat offering comfortable and practical living accommodation. The flat benefits from a communal entrance hall, a fitted kitchen, and a separate lounge/diner, providing a pleasant space for relaxing and entertaining. Flat 8, Sunnyacre comprises two double bedrooms, a bathroom, and a separate WC, making it ideal for everyday convenience. The property further benefits from two allocated parking spaces, adding to the convenience of this desirable home. Situated within a two minute drive or ten minute walk to the West Coast, this property enjoys easy access to a range of local amenities, transport links, and coastal walks. This property would be ideal for a first-time buyer, an investor seeking a buy-to-let opportunity, or someone looking to downsize into a ground floor home in a convenient location. For more information or to arrange a viewing, please contact Cranfords on 243878.

Room Descriptions

Communal Entrance Hall

Kitchen

10' 3" x 9' 1" (3.12m x 2.77m) . Appliances as follows Neff 4 ring electric hob, Hotpoint single oven, Hotpoint washing machine, Indesit dishwasher, LEC fridge and freezer, cooker hood.

Inner Hall

6' 3" x 5' 6" (1.91m x 1.68m)

Lounge-Diner

17' 1" x 13' 8" (5.21m x 4.17m)

Separate WC

5' 6" x 2' 10" (1.68m x 0.86m)

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Bedroom 1

14' 3" x 12' 9" (4.34m x 3.89m)

Bedroom 2

10' 7" x 9' 0" (3.23m x 2.74m)

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



Material Information

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

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

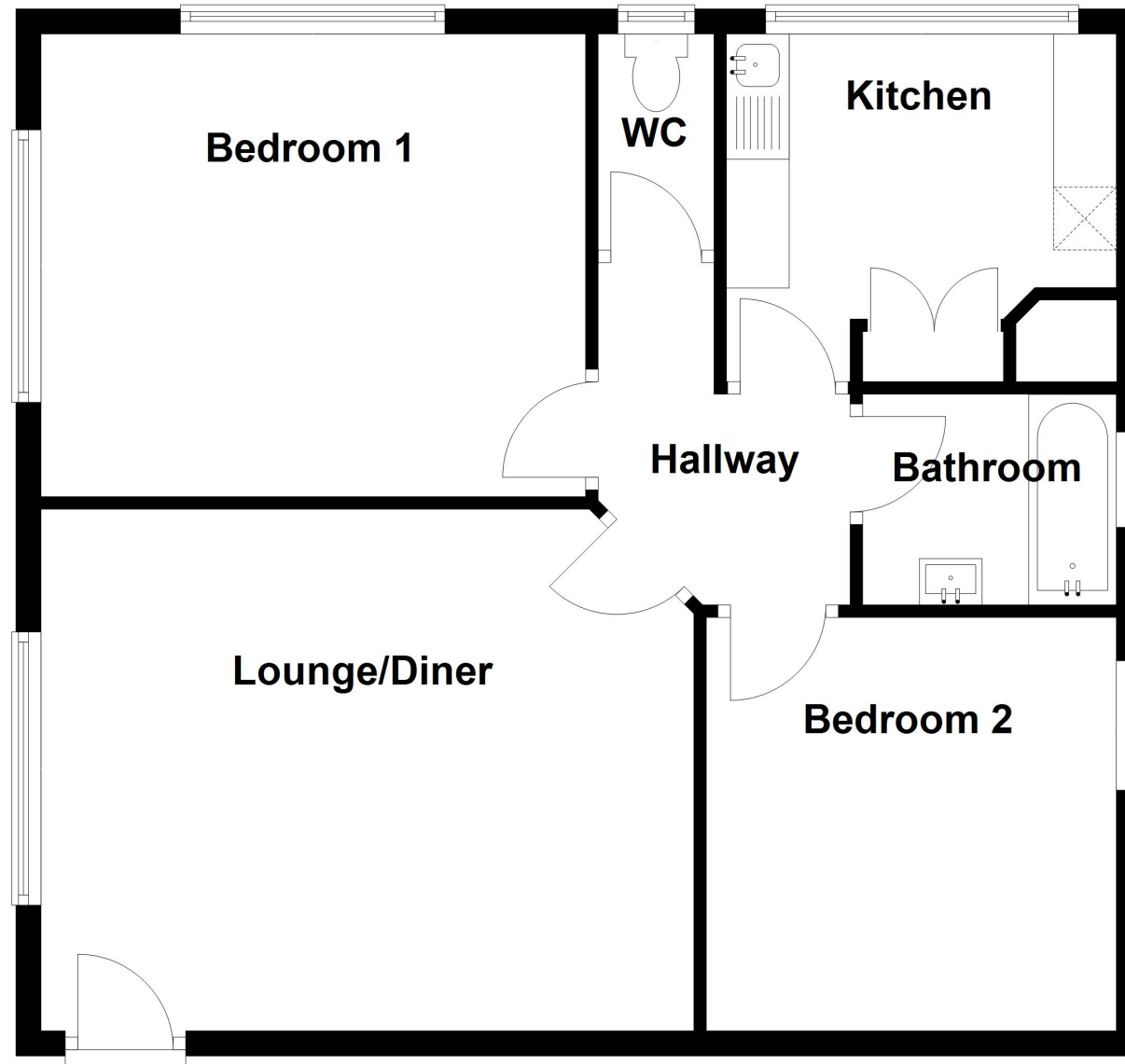
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



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