

Arnolds | Keys



The Old Bakery, Harbord Road, Overstrand, NR27 0PN

Price Guide £225,000

- Semi detached property
- Gas central heating
- Small enclosed garden
- Stones throw to the beach
- Five bedrooms
- Allocated parking space
- Unique setting
- No onward chain.

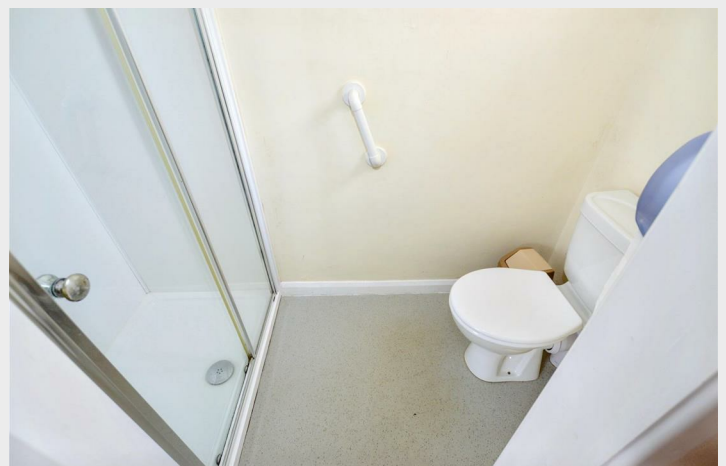
Harbord Road, Overstrand NR27 0PN

VIEWINGS FROM MAY 9th. An excellent opportunity to acquire a highly individual, semi detached property in the grounds of The Pleasance Hotel. A private setting which is in the heart of the village centre and just a few minutes walk to the beach.

The property is being sold as an individual property or could be sold as a whole with the adjoining property The Bungalow for a combined price - see Agents Note.



Council Tax Band:



HALLWAY

Doors to bedrooms, kitchen, lounge and bathrooms. Vinyl flooring, ceiling light, walk through area with window to rear and door out onto a small courtyard.

CIRCULAR LOUNGE

Window to the front, carpet, ceiling light and radiator.

KITCHEN

Range of base, wall and drawer units, provision for cooker and washing machine and wall mounted gas central heating boiler.

SHOWER ROOM

Shower cubicle with glazed door, wash hand basin, WC, vinyl flooring, window to the rear, radiator.

WC

High level WC, window to rear.

BEDROOM THREE

Window to the rear, radiator, wash hand basin, ceiling light and carpet.

BEDROOM ONE

Double bedroom with window to the front and radiator, fitted vanity wash hand basin, door to bedroom two and ensuite shower room.

ENSUITE SHOWER ROOM

Walk in shower cubicle with electric shower over, WC, window to the rear and ceiling light.

BEDROOM TWO

Window to the front, ceiling light, radiator door to rear courtyard. Internal door to bedroom one.

BEDROOM FOUR

Window to the rear, carpet, radiator and ceiling light. Pedestal wash hand basin.

BEDROOM FIVE

Window to rear, carpet, ceiling light, radiator, pedestal wash hand basin.

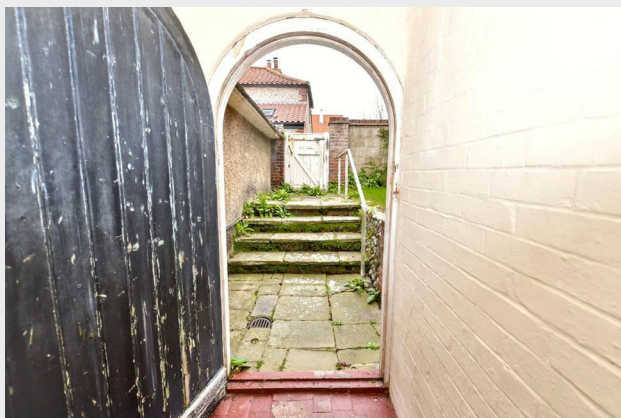
OUTSIDE

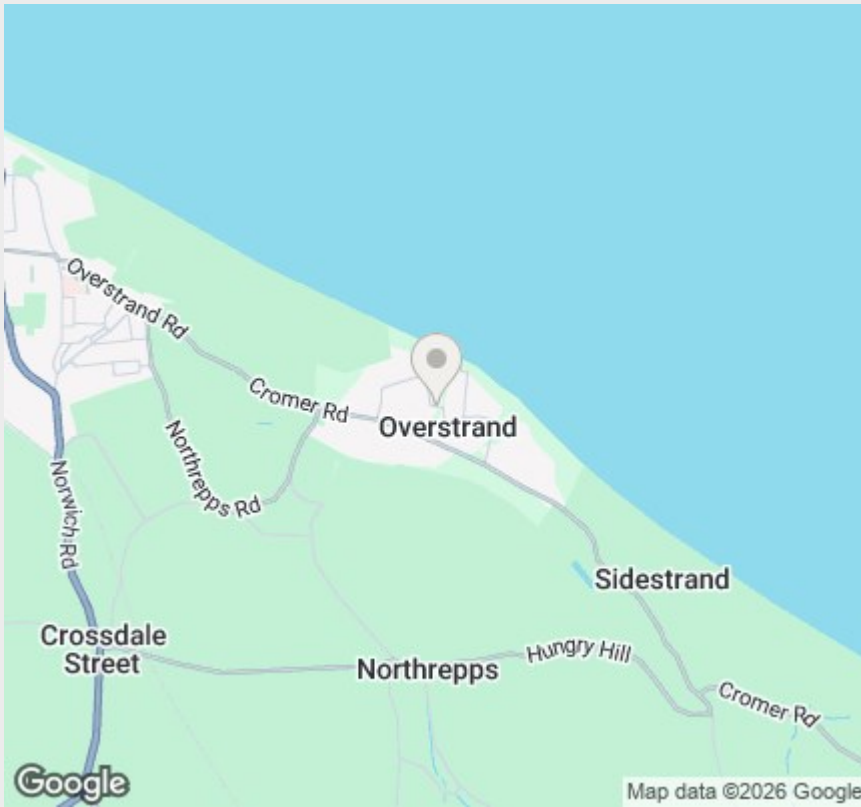
There is an allocated parking space to the front of the property. Two small courtyard seating areas both accessed separately and one with a small raised lawn area.

AGENTS NOTE

All services are connected gas, electric and water, currently this property has a shared boiler with the adjoining property The Bungalow which is also For sale and can be bought together with this property at

a combined figure of £440,000. The property is Freehold and has a council tax band




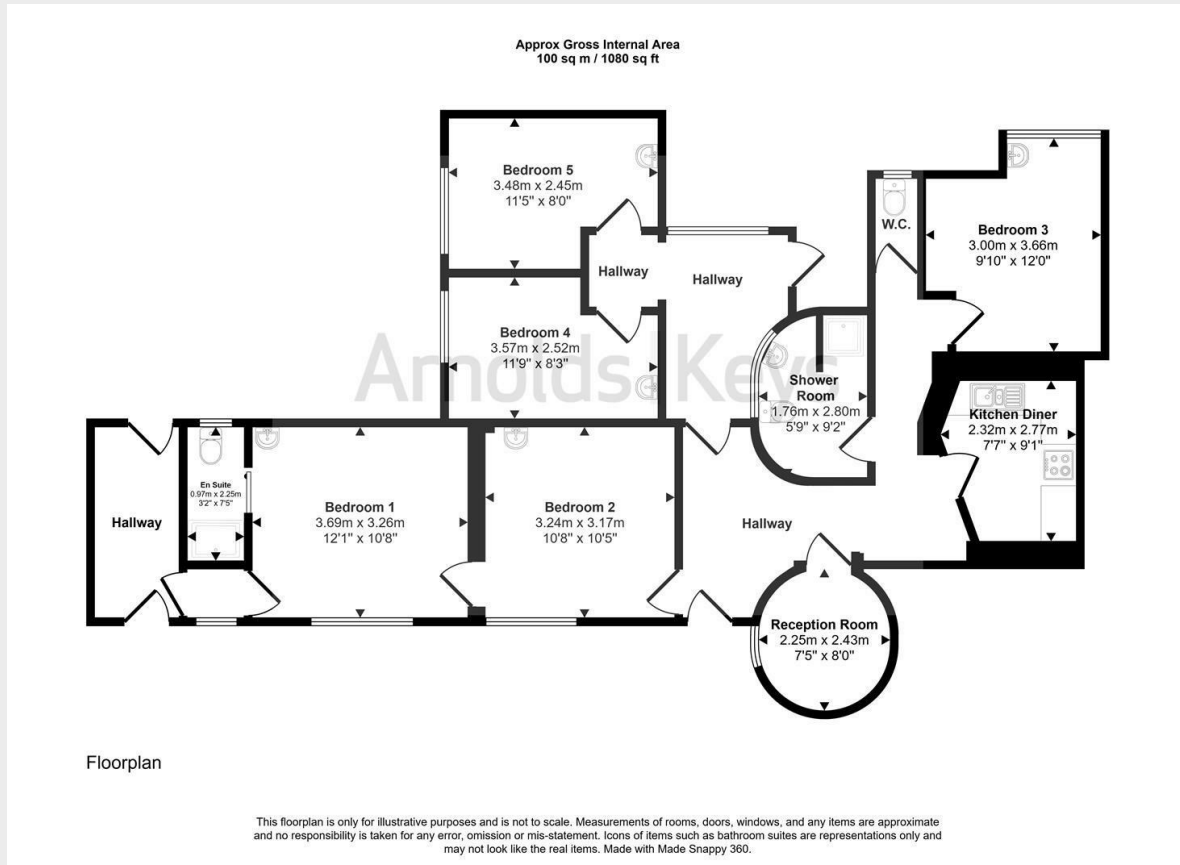


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

