

KENILWORTH

SOLE AGENT



3

BEDROOMS

1

BATHROOM

1,052

SQ FT

3.8%

YIELD

POA ST. MARTIN

Livingroom is delighted to introduce this fabulous, spacious home situated within the parish of St. Martin - with country walks, a distant sea view to France and of course the bonus of The Royal golf course within a short stroll. The accommodation is well-proportioned and is configured over two levels - ground floor comprising; entrance hall, cloakroom and bedroom 3 (which alternatively would make a perfect office for those who work from home), large sitting/dining room with a working fireplace, fully fitted kitchen/breakfast room with sliding doors to the patio area and separate utility room. The first floor offers a further two generous bedrooms providing the distant sea views to the French coast and family bathroom. Externally, the property provides a courtyard terrace and single garage. Please note there is roadside parking available.



LIVINGROOM

The Channel Island Estate Agent



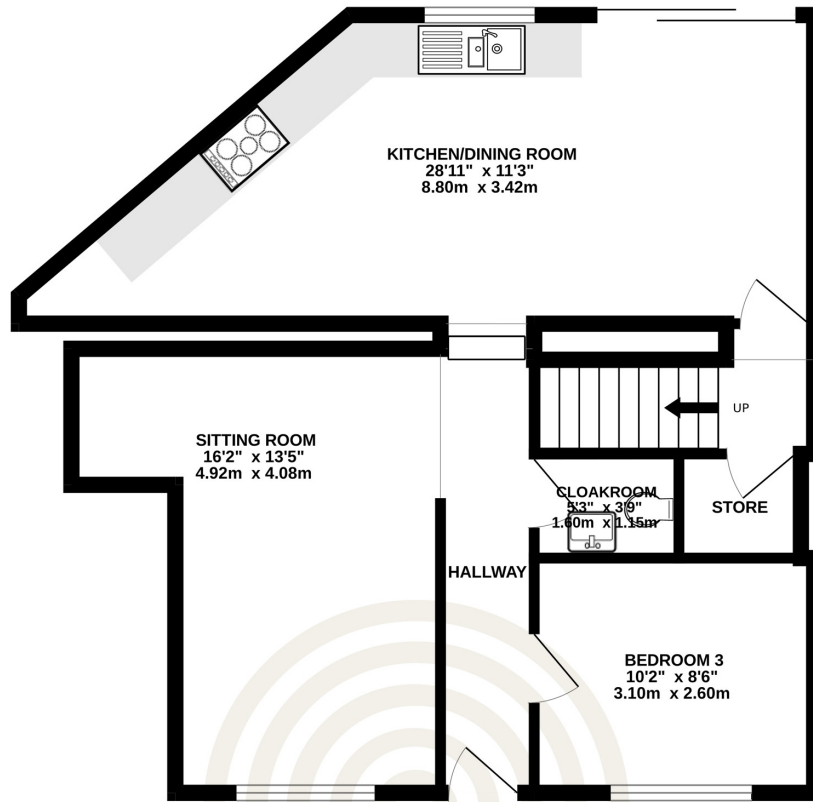




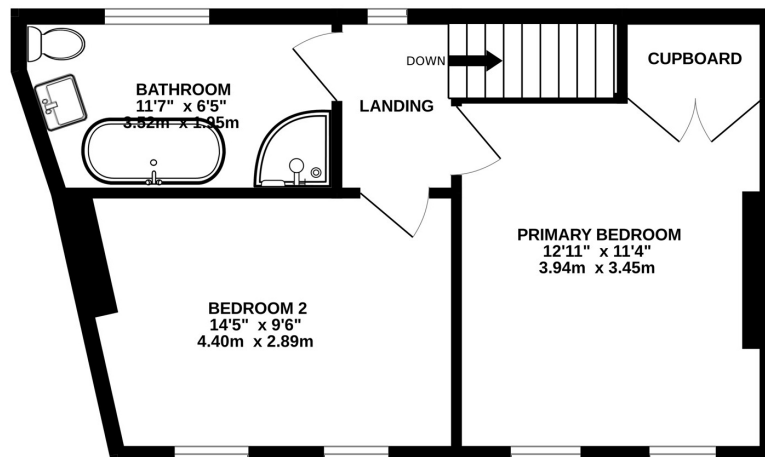




GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

Hallway	3'5 x 16'2
Sitting Room	13'5 x 16'2
Bedroom Three	10'2 x 8'6
Cloakroom	5'3 x 3'9
Kitchen/Dining Room	28'11 x 11'3

FIRST FLOOR

Primary Bedroom	11'4 x 12'11
Bathroom	11'7 x 6'5
Bedroom Two	14'5 x 9'6

KEY FACTS

Three bedrooms, one bathroom
Recently renovated throughout
Beautiful country walks
Available immediately
Walk in condition
Single garage

SERVICES

Mains water
Mains drains

HEATING

Electric heating throughout with wall mounted heaters

EXTRA INFORMATION

Thermoboard throughout
Fireplace could be reopened
South facing patio

PARKING

Single garage
Roadside parking

TENURE

Freehold

INCLUSIONS

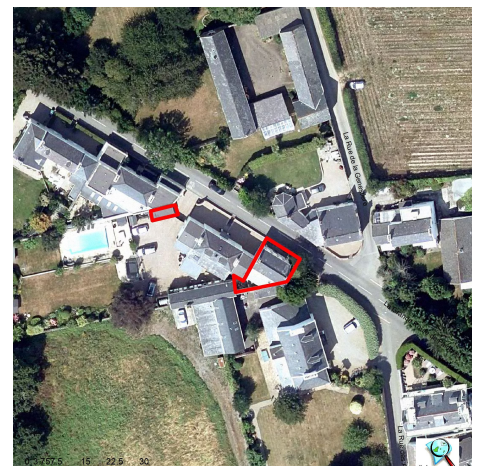
As per inventory

SCHOOL CATCHMENT

St Martin
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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