



## THE BOLTONS, ASKING PRICE £750,000, FREEHOLD

An immaculately presented three bedroom link-detached home, positioned just a short stroll from the beachfront and village centre offering a spacious lounge with orangery, sun terrace and garage.

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As you arrive at the property there is a sheltered porch, and direct access into the integral garage. The main front entrance opens into a welcoming hallway, where you'll find a convenient downstairs WC.

To the front of the house sits a spacious and contemporary kitchen/diner, fitted with modern cabinetry and quality appliances including a Bosch oven, conventional electric hob, integrated under-counter fridge, freezer, and hotpoint dishwasher, plus an Indesit washing machine.

To the rear, the heart of the home is a stunning open-plan lounge and orangery, seamlessly linked by tiled flooring and flooded with natural light via triple-glazed Clear View bi-folding doors, which open wide onto the rear patio garden. A Gazco gas fire adds a stylish focal point and warmth in the cooler months. The orangery, completed in 2018, adds valuable year-round living space and connects effortlessly to the outdoors and south facing rear garden.

The garden is mainly laid to patio and low-maintenance. A rear gate leads to a path giving access to the nearby beachfront, perfect for morning walks or evening strolls.

Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom enjoys a south-facing aspect, a large window, built-in wardrobe, and its own en suite shower room. Via the hallway you can gain access to a tiled sun terrace, providing a private spot to enjoy the sunshine and boasting sea glimpses. The second bedroom is another comfortable double, while the third is a small double or generous single, making it ideal for guests, a nursery, or a home office. A family bathroom with bath and overhead shower completes the upper level.

**Additional features include:**

Attached garage with up-and-over door

New Vaillant boiler installed in 2024

New consumer unit (2025)

Fibre broadband via Trooli already installed

Triple-glazed bi-folding doors and premium finishes throughout

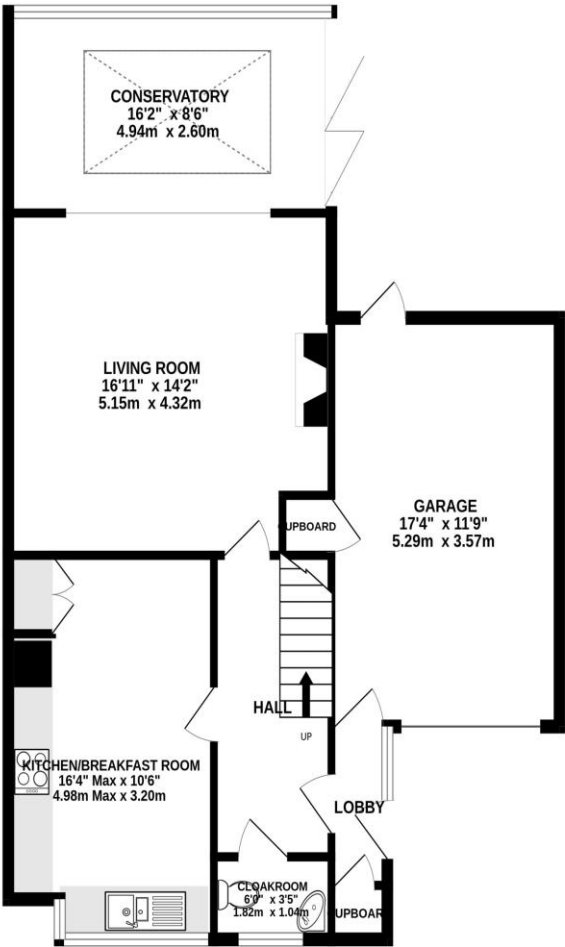
This is a rare opportunity to acquire a turnkey home in a desirable coastal setting — with space, light, and thoughtful design inside and out.



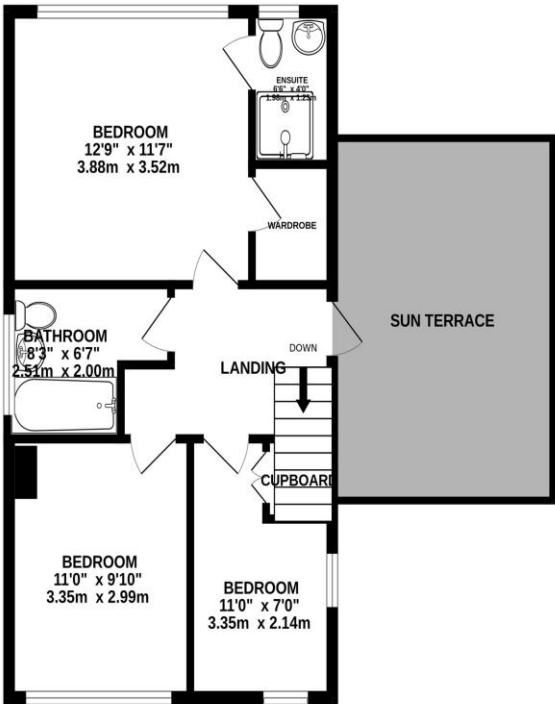




GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Property Ref: MOS250046  
Tenure: Freehold  
Council Tax Band: E  
Broadband: For supplier and speed we refer to Ofcom.  
What3words: thud.blows.prevents  
Coastal Erosion Management in your Area-Gov.uk

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