



**WAYSIDE CLOSE, £675,000, FREEHOLD, COUNCIL TAX BAND - F, EPC - C**

Set in a secluded location and accessed by a spacious private drive with a tucked away garage and additional carport. This three bedroom, two bathroom, detached chalet style house with a peaceful rear garden, is situated within easy walking distance of the village centre and the seafront.

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#### **Approach:**

Covered entrance porch with outside courtesy light, leading to an obscure double glazed front door with matching side screen giving access to the:

#### **Entrance Hallway:**

Stairs to first floor, landing and accommodation with single door under stairs storage cupboard, further single door built-in airing cupboard housing the hot water cylinder with slated shelving. Wall mounted heating thermostat, radiator and doors to the:

#### **Sitting Room/Dining Room:**

Triple aspect room with double glazed window to the front, two double glazed windows to the side and further double glazed sliding patio doors from the rear providing access into the sun lounge. Television, aerial points, part wooden and multi glazed door from the dining area giving access to the:

#### **Kitchen/Breakfast Room:**

Modern fitted kitchen with quartz work surfaces with integrated appliances and utility area, 1 1/2 bowl, stainless steel sink, induction hob with fitted extractor fan and light above, incorporating an AEG electric double oven and microwave and power points. Plastered arch leading through to garden access:

#### **Utility Room:**

Dual aspect room with obscure double glazed door to the carport/storage area, marble work surface in part to one wall with 1

1/2 bowl sink insert with mono taps above, shaker style cupboard below and wall mounted cupboards over with space for an upright fridge/freezer, power points.

#### **Ground Floor Bedroom One/ Study:**

Double glazed window to the front, integral fold down double bed, double door built-in wardrobe with hanging rail a television aerial and power points.

#### **Ground Floor Shower Room:**

Matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with fitted cupboards below and walk-in shower cubicle with wall mounted shower.

#### **Rear Sun Lounge:**

Mainly double glazed construction and set under a sloping triple polyplex roof, double glazed sliding door from the side giving access out into the rear garden.

Stairs from the entrance hallway provide access to the:

#### **First Floor Landing:**

Single door built in cupboard with both hanging rail and separate storage space, doors off to all first floor accommodation including a door to:

#### **Bedroom Two:**

Dual aspect room with double glazed windows to both front and side, double door built-in wardrobe and adjacent single door with storage cupboard.

#### **Bedroom Three:**

Dual aspect room with double glazed window to the front and further double glazed window to the side, single door built in eaves storage cupboard, double radiator, power points.

#### **First Floor Family Bathroom:**

Obscure double glazed double opening window to the rear, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over and fitted double cupboard below, a panelled bath with wall mounted electric shower over.

#### **Outside:**

The property is located in a delightful corner spot. It is approached via a long sweeping tarmac drive which provides off-road parking and turning for numerous cars in the driveway which also leads to the:

#### **Detached Single Garage:**

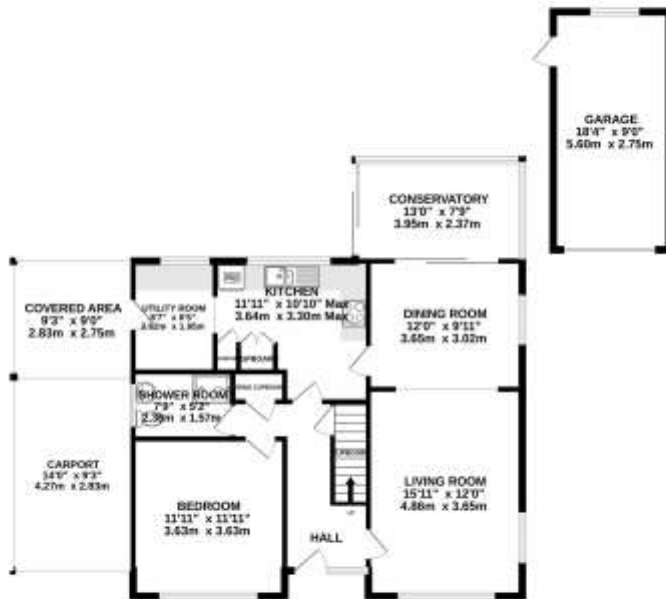
The garage has the benefit of both power and lighting with a door at the rear which give direct access out onto the rear garden. To the opposite side of the property, there is a further covered car park for additional parking or storage, and this in turn leads via a wrought iron gate to the:

#### **Rear Garden:**

The rear garden is enclosed to both sides by timber wooden fencing. It has been laid mainly to paving for ease of maintenance while surrounded by earth dug borders containing an array of mature shrubs trees and bushes. There is outside courtesy lighting and a cold water tap.



GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



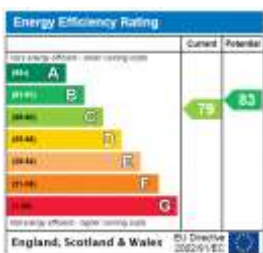
1ST FLOOR  
583 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. 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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Electricity Supplier: TBC

Water Supplier: TBC

Heating: TBC

Broadband: For Supplier and Speed we refer to OFFCOM

Coastal Erosion Management in your area- Gov.uk

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