



NEEDLES POINT, OFFERS IRO £875,000, FREEHOLD

THREE BEDROOM MEDITERRANEAN STYLE SINGLE STOREY PROPERTY WITH DOUBLE GARAGE AND WALLED GARDEN with PRIVATE ACCESS TO THE SEA FRONT AND IS WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE.

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DESCRIPTION:

Approach: Mediterranean style entrance porch with quarry tiled flooring and obscure part glazed front door which provides access to the:

Entrance Hallway: A Single radiator, a single door built-in cupboard with hanging rail and separate storage space, an adjacent double built-in airing cupboard with factory lagged hot water cylinder; immersion switch and slatted shelving. Doors off to all further accommodation including door to the:

Dining Room: Double glazed sealed window to the side, a single radiator, marble tiled flooring, a cottage style central fireplace with brick and wooden mantle and three wall light points. Plastered arch which gives access to the:

Sitting Room: Set an a cathedral style ceiling with painted wooden beams, dual aspect room with double glazed window to the rear and further triple double glazed sliding patio doors which give access out onto the Sun Lounge and Rear Garden. Marble tiled flooring, a cottage style open fireplace with wooden mantle and brick half, three double radiators, six wall light points and power points.

Kitchen: Wooden slatted ceiling, two double glazed windows to the front, a roll edged work surface in part to two walls with a range of base and drawer units below with further matching wall mounted units over, a double sink and single drainer with mono taps over in set to the work surface. There is space for upright fridge freezer, four ring gas hob in set to the work surface with cottage style extractor fan and light above and adjacent Neff double oven, a single radiator, ceramic tiled flooring, part tiled walls and power points. A further returning door leading to the:

Utility Room: Obscure double glazed window with adjacent obscure double glazed door gives access to the front of the property garden and driveway, a roll edged work surface in part to two walls with a range of shaker style base and drawer units below with further matching wall mounted units over. A single bowl sink and drainer unit in set to the work surface with mono taps above, space and plumbing below

for both washing machine and dishwasher, a freestanding gas heating and hot water boiler with wall mounted time switch and controls, ceramic tiled flooring, tiled walls and power points.

Bedroom One: Double glazed window to the rear enjoying a southerly aspect and overlooking the rear garden, triple door built-in wardrobes with both hanging rail and separate storage space, a single radiator and power points. Further door off to the:

Ensuite Shower Room: Obscure double glazed window to the front, a matching suite comprising of WC, a wash hand basin with mono taps over and walk-in shower cubicle, a wall mounted radiator, ceramic tiled flooring and part tiled walls.

Bedroom Two: Three double glazed windows to the front, two double door built-in wardrobes with hanging rail and separate storage space, a single radiator and power points.

Bedroom Three/Study: Double glazed window to the rear, a single radiator, television aerial points and power points.

Family Bathroom: Obscure double glazed window to the front, a matching suite comprising of low-level WC with concealed cistern, a vanity wash hand basin with mono taps over and fitted cupboard below, bath rails and walk-in shower cubicle, a single radiator, ceramic tiled flooring, tiling to all visible wall space, wall mounted shaver points and two wall light points.

Sun Lounge: Double glazed construction set under a sloping triple glazed roof with double glazed windows to both front and side, further double glazed double opening French style doors giving access out onto the raised decking area and Rear Garden, ceramic tiled flooring, wall light points and power points.

Outside: The property is approached via a private tarmac driveway which gives access to number One and Two Needles Point. The remainder of the front garden has been laid mainly to lawn with a further shingle driveway at the side again offering parking

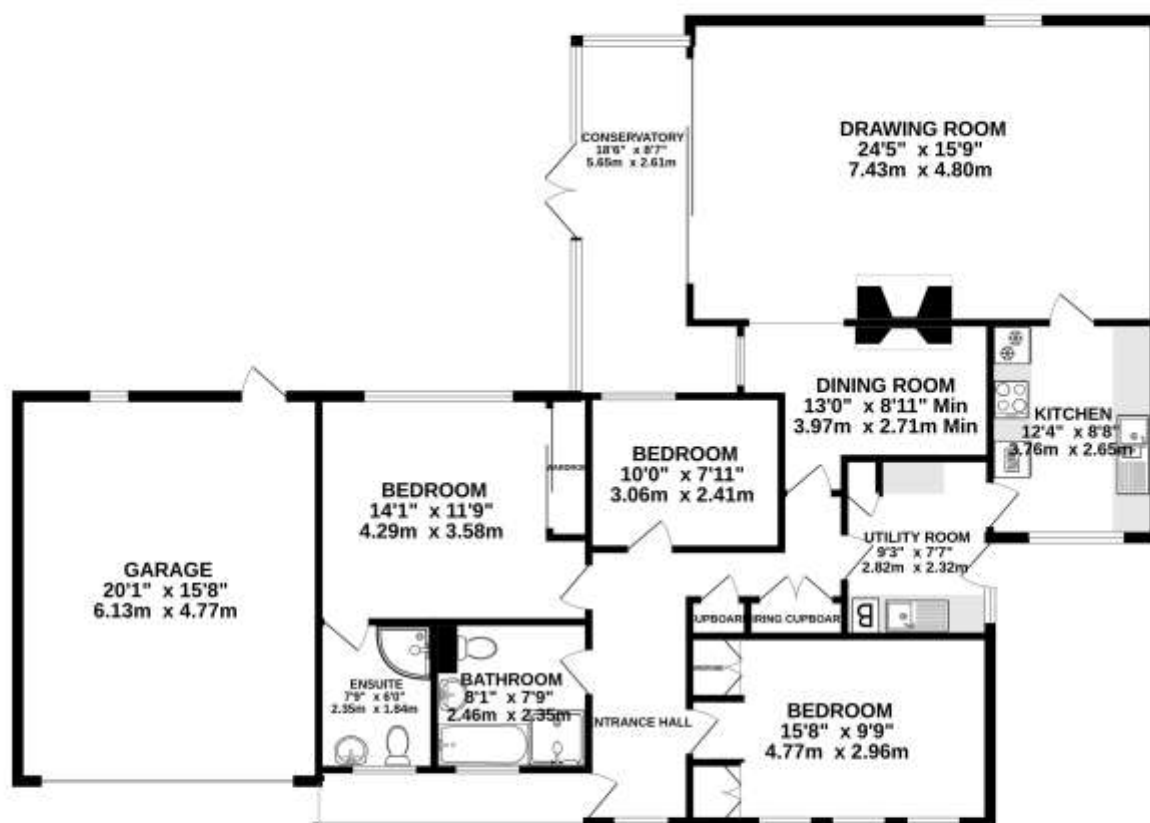
for cars caravans or motorhome. The driveway leads directly to the:

Integral Double Garage: Access via an electrically operated up and over the garage which has the benefit of both power and lighting with additional parking at the front.

Rear Garden: The Rear Garden is a particular feature of the property being extremely private and also southerly facing, there is a raised L shaped decking area that runs along the back of the property which leads to a lawn area, it is enclosed to all sides and rear.



GROUND FLOOR 1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: MOS250042

Tenure: Share of Freehold

Water Supply: Southern Water

Broadband: For supplier/speed we refer to Ofcom

Council Tax Band: E – EPC: D

Coastal Erosion Management in your area visit Gov.uk

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