

PRICE
£285,000

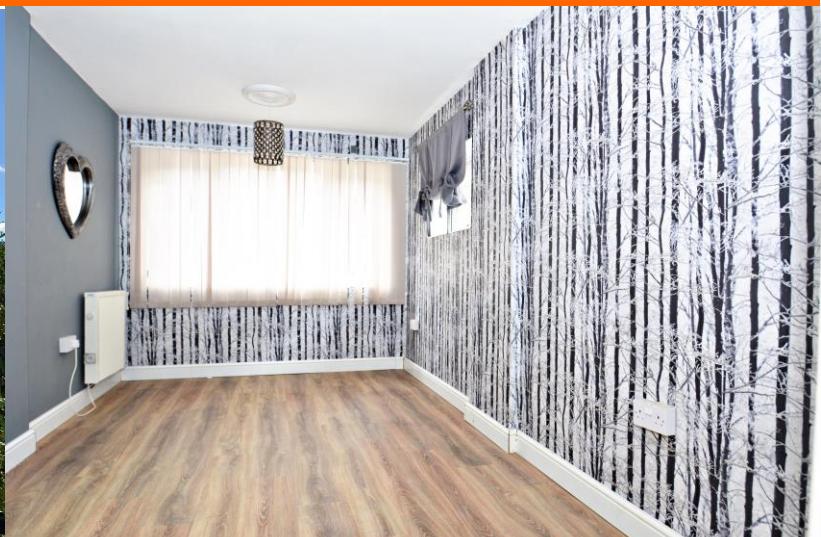
Freehold



**4 BED SEMI DEATCHED CHALET
BUNGALOW WITH SEA VIEWS FROM
REAR AND SITUATED A SHORT WALK
FROM THE SEAFRONT.**

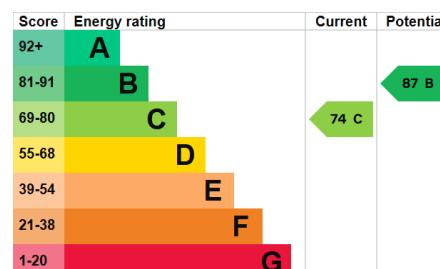
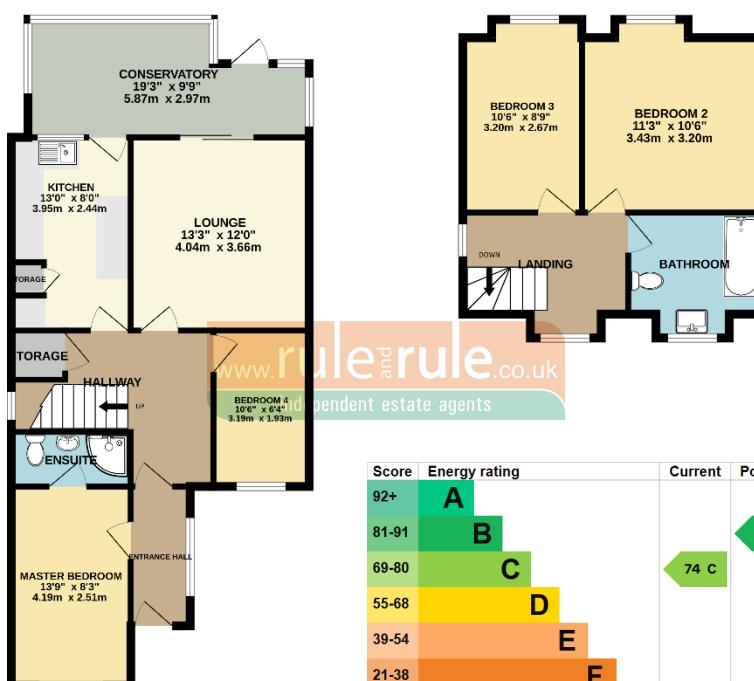
**Sea Approach, Warden Bay
ME12 4PD**





GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.
Whilst every effort 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.

Be quick to view this tidy 4 bed semi detached chalet bungalow situated just a short walk from the beaches of Warden Bay.

The property has full uPVC double glazing, gas central heating, a fitted kitchen and utility room, double glazed conservatory with views over the bay and beyond and an ensuite to the master bedroom. Outside, is ample off-street parking for 2-3 cars and side access to a mature rear garden with lawn, patio and deck.

Available with no chain to hold you up! Call Mark or Craig to book your viewing.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.