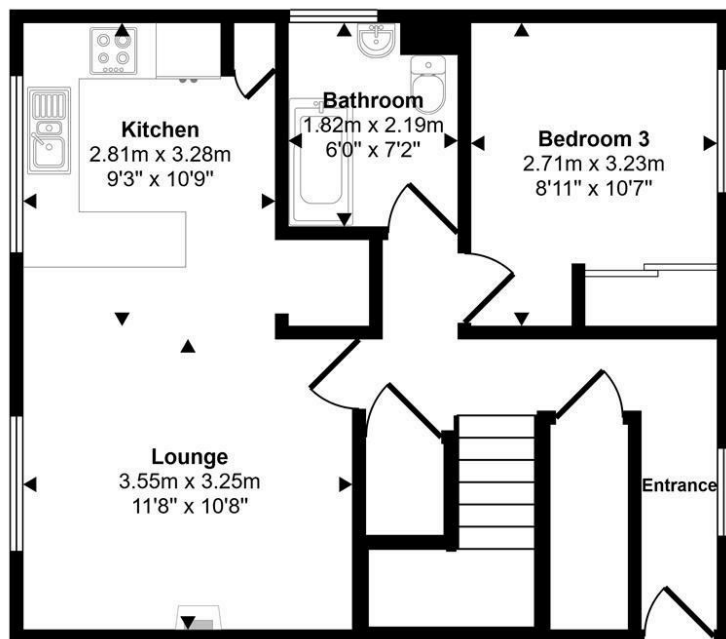
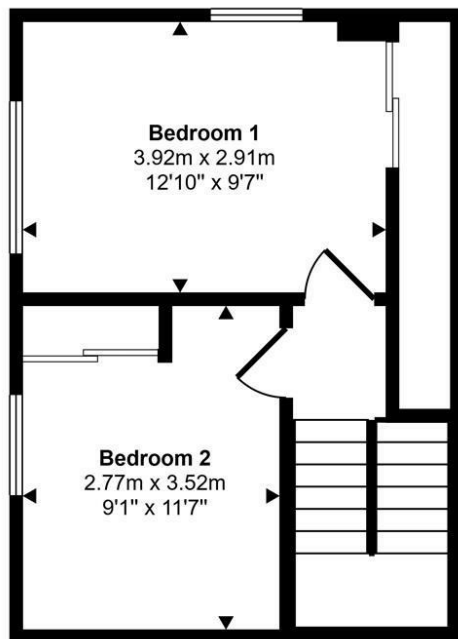


Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 50 sq m / 537 sq ft



First Floor  
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 999 years from 1992

ANNUAL GROUND RENT: £10

ANNUAL SERVICE CHARGE AMOUNT: £1659.00 for 2024/2025 paid quarterly

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

JETH/ESL/02/25/DRAFT

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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TELEPHONE: 01437 762626

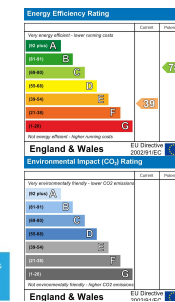


## Kittiwake 22 Haven Court, Little Haven, Haverfordwest, Pembrokeshire, SA61 2LP

- Top Floor Maisonette
- Sought After Coastal Village
- Open Plan Living Area
- Double Glazing
- Electric Heating
- Three Double Bedrooms
- Communal Parking
- No Onward Chain
- Leasehold Property
- EPC Rating: E

£180,000

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*The Agent that goes the Extra Mile*







For Sale: Three-Bedroom Top-Floor Maisonette with Parking

A well-presented three double-bedroom top-floor maisonette, ideally situated within walking distance of Little Haven Village and Beach. This charming property benefits from double glazing and electric heating, the layout comprising of an entrance hall, open plan living area with kitchen, three bedrooms and a family bathroom. The building boasts well tended communal areas and designated parking adds to the convenience of this fantastic opportunity.

Located in a popular and sought-after area, it offers convenient access to the coastal path and amenities in the village. With no onward chain, this home is perfect for those looking for a smooth and hassle-free purchase.

Early viewing is highly recommended! Contact us today to arrange a viewing.

Little Haven, historically a fishing village, boasts three pubs, beach and stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly neighbouring Broad haven, which also has a junior school, Post Office, local supermarket, village shop, a surgery, places of worship and several pubs and restaurants. The market town of Haverfordwest is approximately 9 miles away with schools, further education college, government agencies, health centre, hospital, leisure facilities, places of worship and comprehensive shopping facilities including Tesco and Morrisons.



DIRECTIONS

From Haverfordwest continue up the high street and right into Albert Street. Go straight ahead into Portfield, passing Tesco's and follow the B4341 for approx 5 miles. In Broadway take the left fork signposted to Little Haven. Through Walton West, take the second left and follow the road down the hill into Little Haven. Continue past the seafront, past the main carpark, continue until you see a sign for Haven Court on the left-hand side. What3Words reference: shout.tearfully.enacted

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.