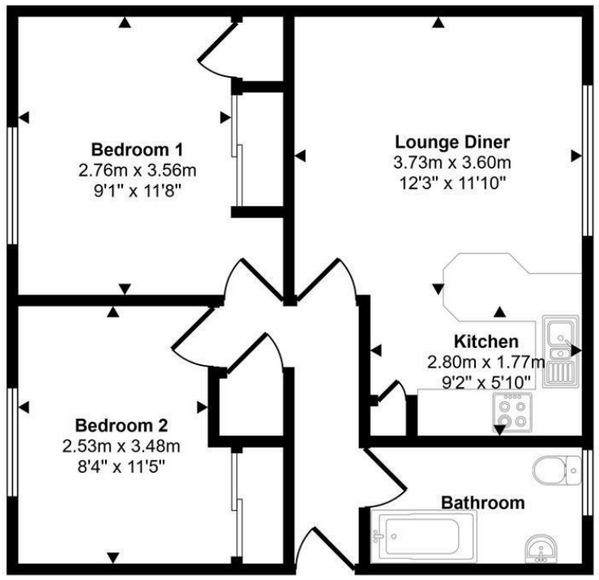
Approx Gross Internal Area
53 sq m / 566 sq ft



Floorplan

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: Leasehold - lease details TBC Ground Rent £10, Service Charge 2026 is £1095.88
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water
HEATING: Electric
TAX: Band TBC

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/05/26/DRAFT

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

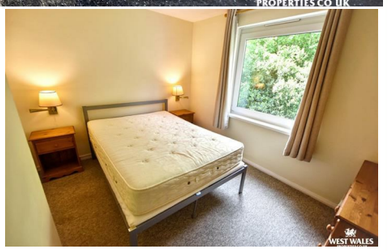
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



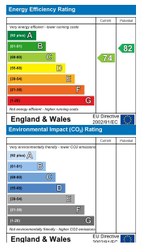






Flat 16, Haven Court, Little Haven, Haverfordwest, SA62 3UP

- First Floor Apartment
- Communal Parking Area
- No Onward Chain
- Leasehold Property
- Sought After Coastal Village
- Two Double Bedrooms
- Walking Distance To Village And Beach
- Electric Heating
- Well Maintained Building
- EPC Rating: C



Offers In The Region Of £120,000

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile

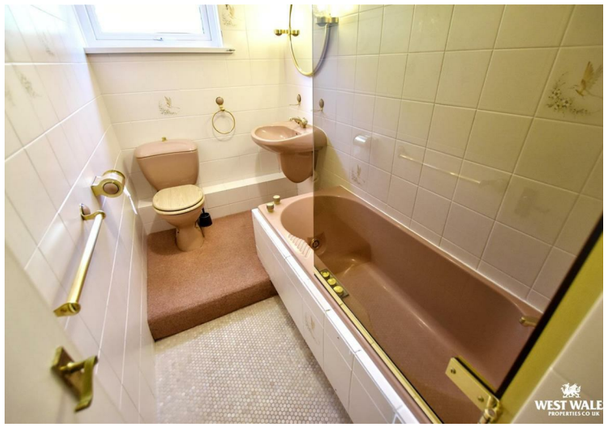
















Situated within walking distance of the picturesque cove at Little Haven, 16 Haven Court is a first floor apartment set within a well maintained building, offering comfortable accommodation in a sought-after coastal location.

The property briefly comprises an entrance hall leading to an open plan living area with kitchen and breakfast bar, creating a practical and sociable living space. There are two double bedrooms, both benefiting from ample storage, together with a bathroom fitted with a bath and shower over.

Further benefits include double glazing and electric heating.

Externally, residents have use of a communal parking area and communal gardens, providing outdoor space to enjoy the surrounding coastal setting.

Offered for sale with no onward chain and on a leasehold basis, the property would make an ideal coastal retreat, investment opportunity or permanent home close to the Pembrokeshire coastline.

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 in our TV channel to view our location videos about the area.