



## Offers In The Region Of £275,000



Set within a charming property perched on the cliffs above the picturesque village of Little Haven, this delightful 2-bedroom flat offers breathtaking views over the coastline and the sea beyond. Whether you're seeking a peaceful escape from the hustle and bustle or looking for a smart investment opportunity in one of Pembrokeshire's most sought-after coastal spots, this property has endless appeal.

With its serene surroundings and characterful setting, it's the perfect haven for those dreaming of a slower pace of life by the sea.

No Chain.



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Covering the whole of Pembrokeshire from  
offices in Haverfordwest and Milford Haven.

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#### Living room

Large bay window to the front & large bay window to the side, fitted carpet

#### Kitchen

Matching base and wall units, integrated oven and hob, single drainer sink, window to the rear, uPVC door with glass panel insert to the rear, tiled flooring, tiled splash back

#### Bedroom 1

Large bay window to the side, fitted carpet

#### Bedroom 2

2 x window to the front, fitted carpet

#### Shower room

Shower in cubicle with panelled walls, hand basin with tile splash back, low flush toilet,

tiled flooring, window to the rear, heated towel rail

#### Outside

As you dip into the picturesque village of Little Haven, The Peak comes into view, perched on the brow of the cliff overlooking the beach and the village below.

To reach the property, walk past The Swan Inn and continue uphill until you reach the top. On your left-hand side, you'll see a set of double gates. Enter through these, and you'll find Flat 3, The Peak, which is accessed via the rear door.

To the front and side of Flat 3 is a lovely lawned area that enjoys stunning panoramic views over the coastline and village, an ideal spot to relax and soak in the surroundings.

#### Additional information

Services: Mains electricity, mains water. LPG central heating.

Local Authority: Pembrokeshire County Council and Pembrokeshire Coast National Park Authority.

Council Tax Band B

Viewing: By appointment with R K Lucas & Son

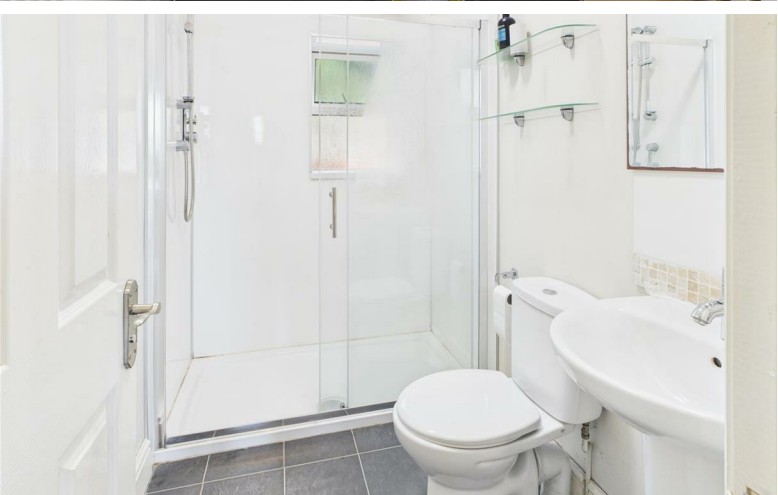
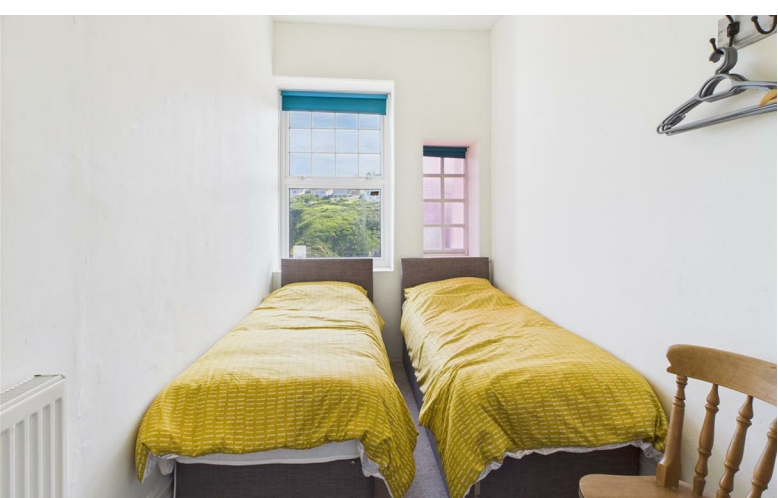
Broadband: Broadband available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

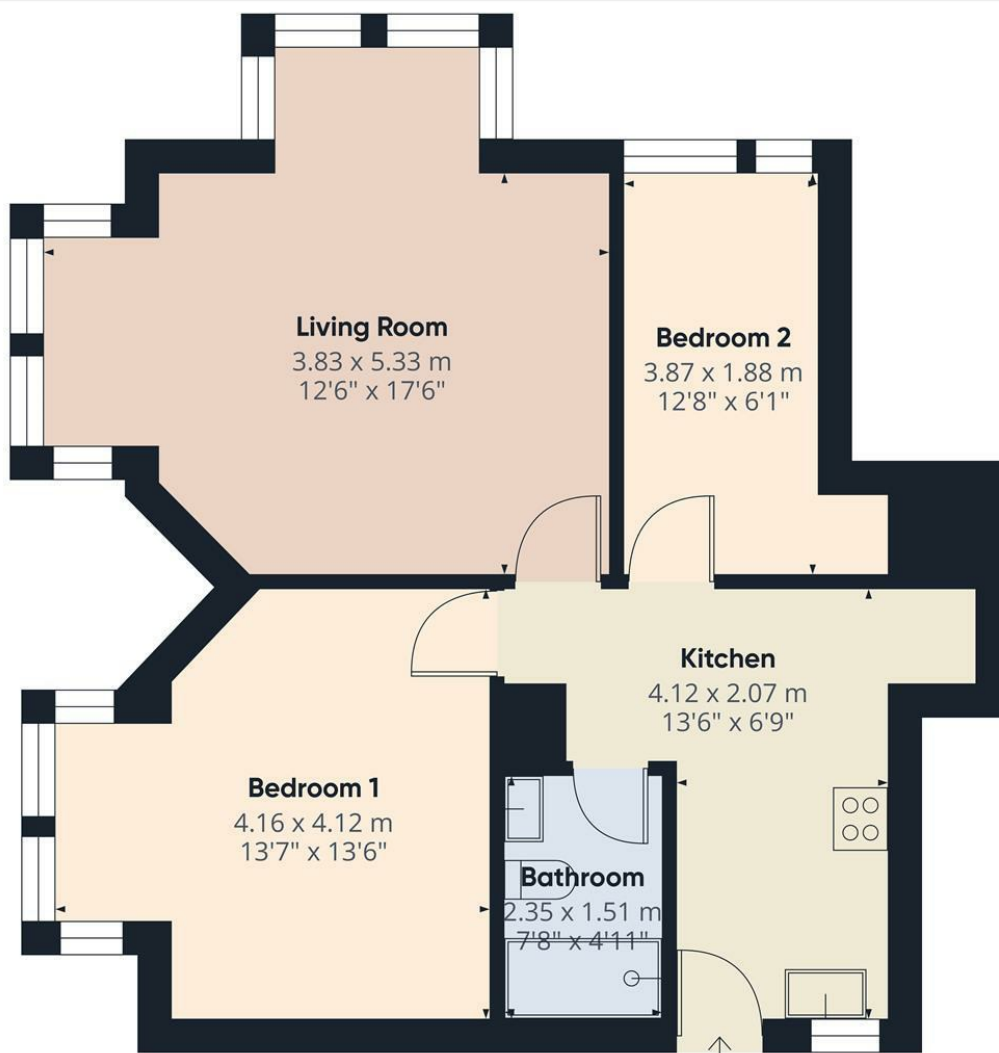






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Approximate total area<sup>(1)</sup>

59 m<sup>2</sup>  
635 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

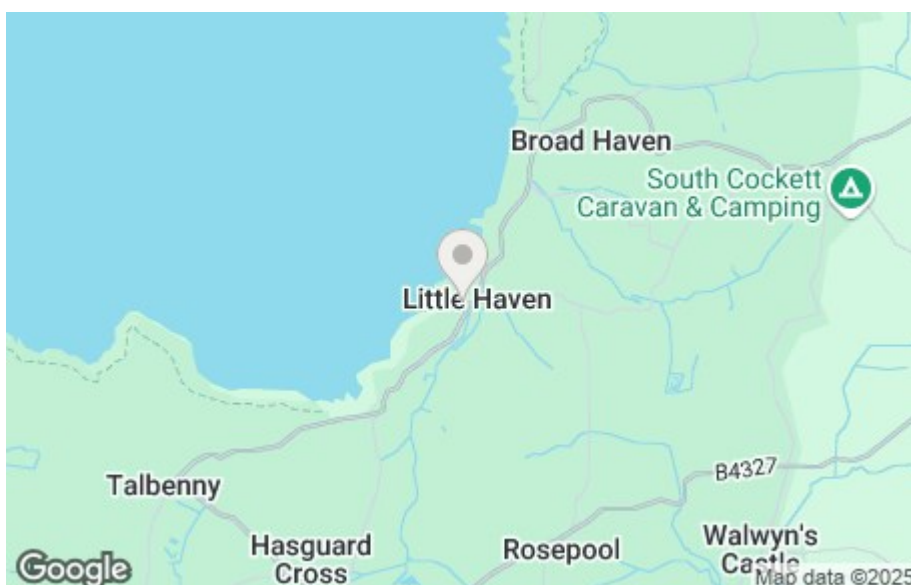
Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		54
(21-38) <b>F</b>	19	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.