



Guide Price £399,950
DOVER COTTAGE, DENNETT ROAD, BEMBRIDGE, PO35 5XD

 **Seafields**

OFFERING COMFORT, CONVENIENCE AND COASTAL CHARM!

Located in sought after Dennett Road - within walking distance of the village amenities, school, beaches and harbour - this charming ATTACHED COTTAGE offers surprisingly spacious and well appointed accommodation. The property includes a large modern kitchen/diner (opening to rear garden), triple aspect sitting room, utility room and downstairs w.c., plus 3 DOUBLE BEDROOMS and 2 modern bathrooms (one being an en suite). Benefits include gas central heating, slatted shutters (where specified), low maintenance PRIVATE GARDEN plus wide PARKING BAY. In summary, with its spacious interior and prime location, Dover Cottage is a perfect choice for those seeking a charming lifestyle in a village which offers 'something for everyone'.

ACCOMMODATION:

Part-glazed entrance door into:

OPEN HALL:

A welcoming entrance includes an inset coir mat plus open aspect leading to the kitchen/breakfast room, and door to sitting/dining room.

KITCHEN/BREAKFAST ROOM:

An airy and bright dual aspect room with double glazed shuttered window to front and French doors leading to the rear garden. Modern fitted kitchen comprising good range of matching cupboard and drawer units with contrasting work surfaces over and under unit lighting. Inset 1.5 bowl sink with waste disposal unit. Integral appliances including AEG gas hob; eye level electric double oven with warming drawer/tray below; tall fridge; dishwasher. Wood effect flooring. Radiator. Recessed down lighters on 2 circuits.

SITTING/DINING ROOM:

A superbly spacious and bright triple aspect room with windows to front, rear and side - all with slatted wooden shutters. Radiators x 3. Continuation of wood effect flooring. Attractive feature fireplace with inset gas wood burner. Recessed down lighters. Open tread stairs leading to first floor. Door to:

UTILITY ROOM:

Good sized utility room with further storage units, work surface and inset sink unit. Plumbing for washing machine. Double glazed door and window to rear garden. Wood effect flooring. Door to:

DOWNSTAIRS W.C.:

Suite comprising w.c. and wash basin. Window to rear. Radiator. Wood effect flooring.

FIRST FLOOR LANDING:

Double glazed window to front. Cupboard housing Glow-worm gas boiler and hot water cylinder. Recessed down lighters. Doors to:

BEDROOM 1:

Double bedroom with shuttered double glazed window to rear. Radiator. Attractive feature fireplace. Wardrobe built into recess. Access to loft space. Door to:

EN SUITE BATH/SHOWER ROOM:

BEDROOM 2:

Another large double bedroom with dual aspect double glazed shuttered windows to side and front. Radiator. Over-stairs deep cupboard. Built-in wardrobe. Access to loft space.

BEDROOM 3:

A third well proportioned bedroom with double glazed windows fitted with slatted shutters. Radiator.

FAMILY BATHROOM:

Modern white bathroom suite comprising panelled bath with shower over and folding glazed screen; wash hand basin and w.c. Wood effect flooring. Radiator plus heated towel rail over. Extractor fan. Double glazed window to rear.

GARDEN:

There is an enclosed easy to maintain garden which is mainly laid to patio and shingled areas with assorted mature shrubs. Gated side access. Outside tap.

PARKING:

Double gates open from Dennett Road into a wide parking bay providing ample space for 2 vehicles.

TENURE:

Freehold

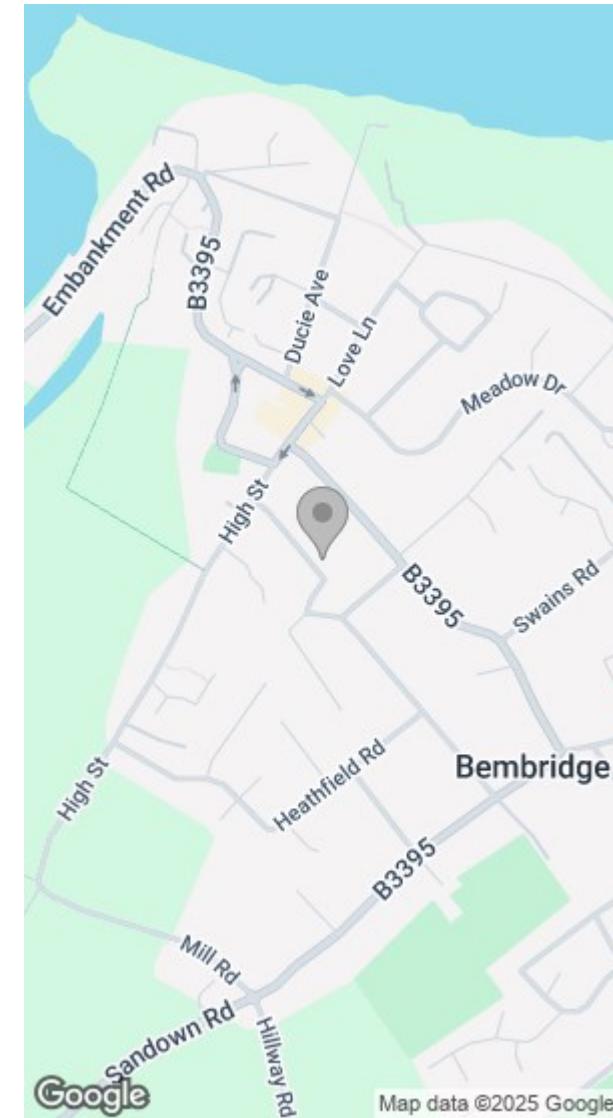
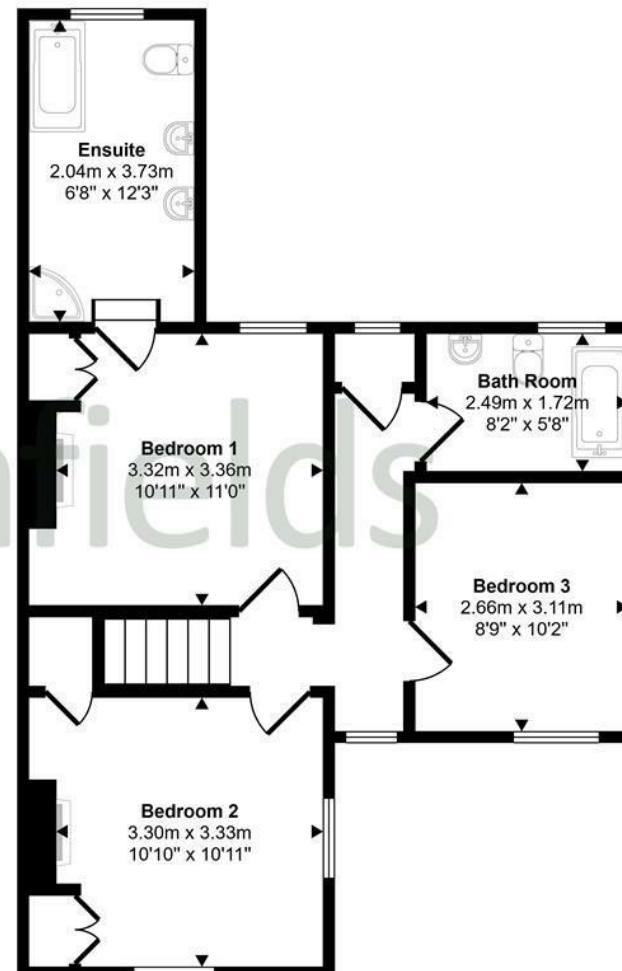
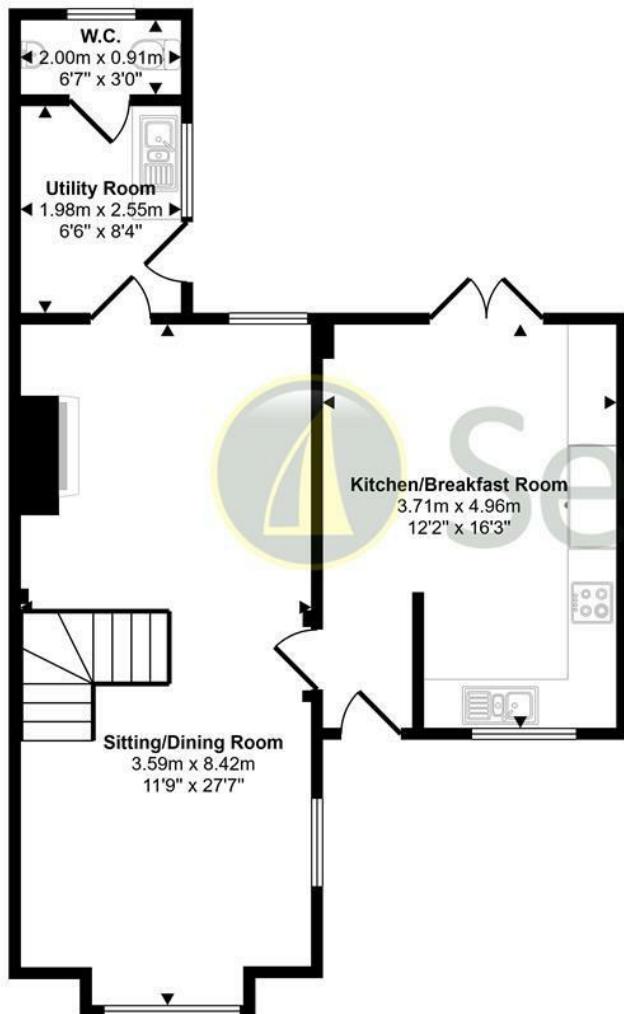
OTHER PROPERTY FACTS:

Council Tax Band: D
EPC Rating: D
Construction: Standard brick build
Conservation Area: Yes
Listed Building: No
Property Status: Chain Free

DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

Approx Gross Internal Area
112 sq m / 1202 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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