

MAWSON COLLINS

PROPERTY SPECIALISTS

£775,000



Celestina, Calais Lane, St Martin

Perry's guide reference: 31 F2



- Detached Bungalow In Sought After Location
- Close To South Coast Cliff Paths
- 3 Receptions Rooms, 3 Beds, 2 Baths
- Potential To Create Fabulous Home
- Sizeable Plot, Double Garage & Pkg
- TRP 173

Description

Positioned in a fantastic St Martins location within easy reach of the south coast cliff paths. Celestina is a spacious detached bungalow requiring renovation and has potential to create a fabulous family home in a sought-after area.

The accommodation currently provides three spacious reception rooms, a kitchen, three bedrooms, two bathrooms and a W.C.

Externally, the property sits on a sizeable plot with surrounding gardens bound by mature hedging, providing a high level of privacy. In addition, to the front there is a double garage and parking for several vehicles on the driveway.

A house with plenty of potential, in a very desirable location, viewing is highly recommended by Mawson Collins Limited.













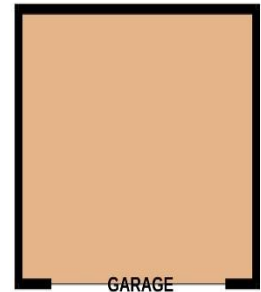
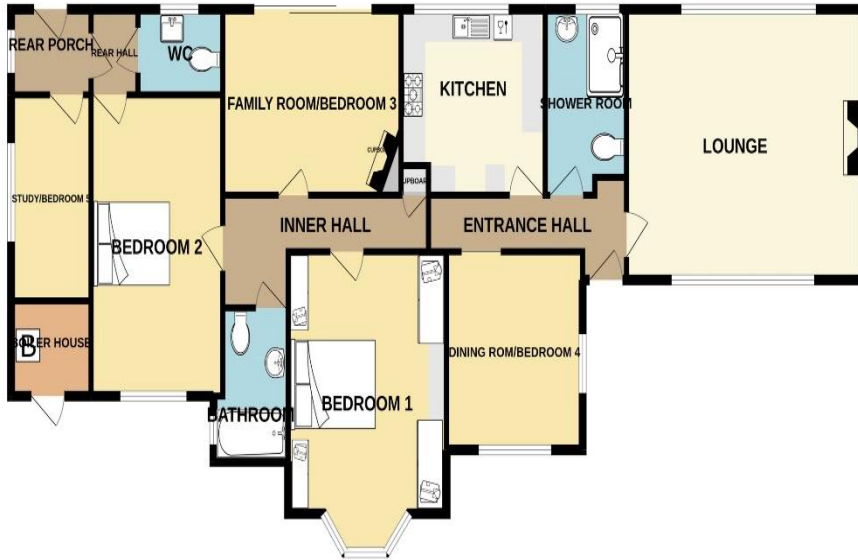






GROUND FLOOR

LOWER GROUND FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Oven (non-functioning)
- Hotpoint dishwasher (non-functioning)

Room Measurements

Entrance Hall	22' 10" x 3' 5" (6.96m x 1.03m)
Lounge	17' 11" x 16' 9" (5.45m x 5.11m)
Kitchen	10' 9" x 10' 3" (3.28m x 3.13m)
Dining Room/Bedroom 4	11' 3" x 9' 1" (3.43m x 2.78m)
Shower Room	10' 10" x 6' 1" (3.29m x 1.85m)
Inner Hall	16' 2" x 2' 10" (4.92m x 0.86m)
Bedroom 1	15' 1" x 11' 4" (4.60m x 3.46m)
Family Room/Bedroom 3	11' 4" x 4' 9" (3.45m x 1.44m)
Bathroom	6' 9" x 4' 11" (2.06m x 1.51m)
Bedroom 2	16' 4" x 9' 11" (4.97m x 3.03m)
Rear Hall	4' 7" x 3' 7" (1.40m x 1.10m)
W.C.	5' 1" x 3' 4" (1.55m x 1.01m)
Rear Porch	6' 0" x 3' 7" (1.84m x 1.09m)
Study/Bedroom 5	11' 1" x 6' 0" (3.38m x 1.82m)
EXTERIOR	
Double Garage	27' 9" x 15' 5" (8.46m x 4.69m)



Possession
By Arrangement

Services
Mains water and electricity. Cesspit drainage. Oil fired central heating. uPVC double glazing.

The property is of single block construction.



Disclaimer: For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.