

£625,000



3 Valona Place, Le Vallon, St Martin

Perry's guide reference: 31 E2



- Charming Semi-Detached Cottage
- Sought After Location, Close To Cliffs
- Currently Offering Up To 4 Bedrooms
- Front & Rear Gardens, Ample Parking
- Scope To Create Fabulous Home
- TRP 149

A charming, period cottage, located in a quiet lane in the sought of parish of St Martin, close to local amenities and the beautiful cliff paths of the south coast.

Converted from two cottages, the accommodation comprises a lounge/diner, separate kitchen, two double bedrooms, in addition to a bathroom and W.C. on the ground floor. The first floor provides two further bedrooms, both of which benefit from eaves storage.

Externally, there is a laundry outbuilding, front and rear gardens and parking for several vehicles (the driveway and a strip of land to the side are owned by another party, 3 Valona Place has access over the driveway to park at the rear of the house).

With scope to extend (subject to planning permission) to create a fabulous home in a convenient yet popular location, quick viewing highly recommended by Mawson Collins Limited.





















GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include: N/A

Room Measurements

GROUND FLOOR

Kitchen	10' 1" x 9' 0" (3.08m x 2.74m)
Lounge/Diner	21' 11" x 9' 8" (6.67m x 2.94m)
Inner Hall	15' 11" x 5' 2" (4.85m x 1.57m)
Bedroom 4	13' 7" x 11' 5" (4.15m x 3.48m)
Bedroom 3	14' 6" x 9' 1" (4.41m x 2.78m)
W.C.	5' 7" x 3' 1" (1.70m x 0.95m)
Bathroom	9' 6" x 7' 0" (2.90m x 2.14m)

FIRST FLOOR

Landing	7' 10" x 3' 3" (2.38m x 1.00m)
Bedroom 1	15' 0" x 14' 7" (4.56m x 4.45m)
Bedroom 2	14' 8" x 13' 9" (4.48m x 4.19m)

EXTERIOR

Laundry/Boiler Room	12' 8" x 4' 9" (3.86m x 1.44m)
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**Possession**

By arrangement.

Services

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

The property is of traditional construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants 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.