

Spreight Lane Steps  
Offers Over £140,000



**HISTORIC & QUIRKY TWO BEDROOM COTTAGE~~OLD TOWN~~SEA  
VIEWS ON YOUR DORSTEP~~BEAUTIFULLY UPDATED &  
PRESENTED~~LOUNGE WITH LOG BURNER~~MODERN DINING  
KITCHEN/INTEGRATED APPLIANCES~~DOUBLE GLAZING/CENTRAL  
HEATING~~MODERN BATHROOM~~COULD BE SUPER HOLIDAY LET/AIR  
BnB~~HOME OR HIDEAWAY.**

## **Porch**

UPVC double glazed door to the front aspect, electricity consumer unit, door to Lounge.

## **Lounge (3.60m x 3.40m - 11'10" x 11'2")**

UPVC double glazed window to the front aspect, storage cupboard housing the gas meter, feature log burner, vintage style radiator, TV point, power points.

## **Kitchen/Diner (3.60m x 3.40m - 11'10" x 11'2")**

UPVC double glazed door to the rear aspect, leading to the rear courtyard. Range of base units with roll top work surface, Integrated Dishwasher, Integrated Range with Electric Ovens and Seven ring Hob, Integrated Fridge Freezer, vertical radiator and power points.

## **First Floor Landing**

Power point, loft access with drop down ladder, loft fully boarded with light.

## **Bedroom One (3.60m x 3.40m - 11'10" x 11'2")**

UPVC double glazed sash window to the front aspect, TV point, fitted storage, radiator and power points.

## **Bedroom Two (3.40m x 2.00m - 11'0" x 6'7")**

UPVC double glazed sash window to the rear aspect, TV point, radiator and power points.

## **Bathroom**

UPVC double glazed window to the rear aspect, white three piece suite comprising of high flush WC, free standing wash hand basin, half tub bath with shower over, tiled flooring, extractor fan.

### **DISCLAIMER**

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### **External (Utility)**

Brick built with UPVC double glazed door to the side aspect, housing the gas combi boiler, plumbing for washing machine, power points and light.

### **External (Rear Courtyard)**

Courtyard area outside tap, scope for Sea Views.

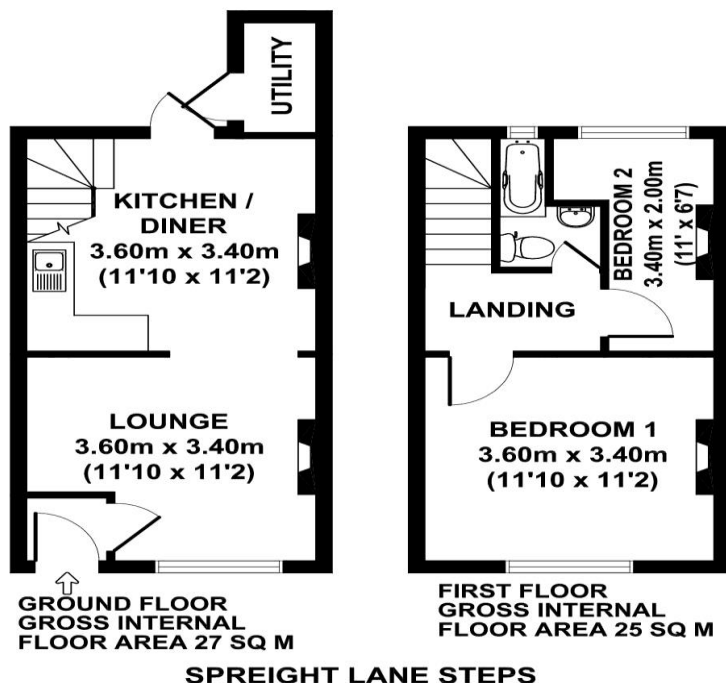
### **External (Front)**

Flush to the pavement to the front aspect, with door step Sea Views.

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# FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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