

Discreetly Does It

£825,000



Bungalow & Workshop on a Large Plot.

Detached 3 bedroom bungalow & workshop on a large plot of land,
approx .72 of an acre.

Situated in a quiet lane within walking distance of L'Ancrese Common.

Comprises 3 double bedrooms, lounge, dining room, kitchen, bathroom,
conservatory & WC.

Large garage/workshop, 2 wooden sheds & glasshouse.

Parking for 2 cars but can easily create more if needed.



3



1



2

STORM PORCH

Half glazed UPVC door to front opening into storm porch.

HALL 7.1m (23'4") x 1.52m (5'0")

Wooden door with stain glass panels together with surrounding glass panels to sides and above leads into entrance hall with doors off to lounge, two bedrooms and kitchen.

LOUNGE 4.87m (16'0") Into Bay x 3.65m (12'0")

Nice size lounge with multifuel stove. Bay window to front and parquet flooring. Radiator.

BEDROOM 1 4.87m (16'0") Into Bay x 3.65m (12'0")

Good double bedroom with room for storage. Bay window to front and parquet flooring. Radiator.

BEDROOM 2 3.88m (12'9") x 3.65m (12'0")

Good double with space for robes and window to side and parquet flooring. Radiator.

BEDROOM 3 3.65m (12'0") x 3.39m (11'1")

Good double with two windows to side and parquet flooring. Radiator.

KITCHEN 3.67m (12'0") x 3.45m (11'4")

Fitted with a range of wall and base units in beech effect with contrasting laminate worktops over. Appliances include Hotpoint double oven, LG freestanding fridge/ freezer, under counter Indesit fridge, Bosch ceramic hob with stainless steel and glass extractor over and Siemens washing machine. Window and a half glazed UPVC door to conservatory and opening into dining room.

DINING ROOM 3.65m (12'0") x 2.7m (8'10")

Ample space to dine in with a glazed door to side, windows to side and rear, parquet flooring. Radiator.

CLOAKROOM 1.35m (4'5") x 0.8m (2'7")

Fitted with a two-piece suite in white comprising wash hand basin and WC. Window to side and electric fuse board to one corner.

SHOWER ROOM 2.75m (9'0") x 2.33m (7'8")

Fully tiled and fitted with a three-piece suite in white comprising large walk in shower, wash hand basin set on vanity unit and WC. Heated towel rail. Windows to side and rear.

CONSERVATORY 9m (29'6") x 3.35m (11'0")

Built off of dwarf walls, mainly glazed with patio doors to rear and single door to side. Great space for entertaining or lounging year round as has 2 large radiators.

GARAGE/WORKSHOP 9.23m (30'3") x 4.79m (15'9")

Set out in various areas, including a utility store with Hotpoint freestanding full height freezer and Candy condenser dryer. WC housing oil fired boiler with window to side and main garage area with up and over door to front along with pedestrian door. Windows to both sides and various shelving and racking throughout.

SHED 3.65m (12'0") Approx x 3.04m (10'0") Approx

EXTERNAL FRONT AND SIDE GARDEN

Mainly laid to lawn with mature planted borders and hedging. A brick pathway leads all the way around the property. Parking for 2 cars in front of garage/workshop, can create more parking utilising side garden if needed.

REAR GARDEN

Brick paved patio immediately to rear of sun room, separate lawned area to side leading to wooden shed, large garden with mature shrubs, trees and a domestic glasshouse. Another wooden shed and oil tank on catch pit, sits behind the workshop.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chateaux Estates are pleased to offer to the market "Tennah Bayith" a detached 3 bedroom bungalow situated on a large plot approximately .72 of an acre, conveniently located in a quiet lane within walking distance of L'Ancrese common and the surrounding beaches. The property comprises 3 double bedrooms, lounge, dining room, kitchen, bathroom, large conservatory & separate WC. Outside there is a large garage/workshop with utility room & boiler room/WC, 2 wooden sheds and glasshouse. Brick paved patio to rear along with brick paths around the house. Lawned gardens to front and both sides along with a large area of land to rear laid to lawn with mature trees and shrubbery giving privacy. There is parking for 2 cars plus the garage/workshop but can create a lot more parking should you wish. If you're wanting a property with a workshop on a large plot in a lovely area please get in contact on 244544.

SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint double oven, LG freestanding fridge/ freezer, under counter Indesit fridge, Bosch ceramic hob with stainless steel and glass extractor over and Siemens washing machine.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.