

Floorplan

DIRECTIONS

Entering Grange along the main street, pass up the hill towards the mini roundabout, take the first exit and continue with the bay on your right. Just before the pedestrian crossing turn left onto Fernleigh Road and then first left onto Rockland Road. As the road starts to head down, Sunny Brae is located on the left.

The property can be found by using the following "What Three Words" what3words <https://w3w.co/cherry.footballers.tinkle>

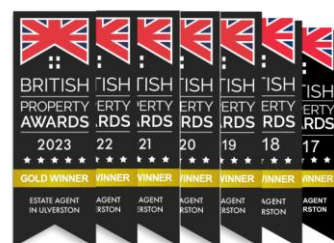
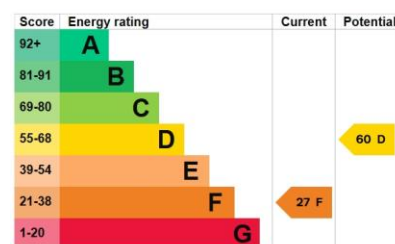
GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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Flat 5, Sunny Brae, Rockland Road,
Grange-over-Sands, LA11 7HR

For more information call **01229 445004**

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We are delighted to bring to the market this most attractive penthouse (second floor) apartment situated in this former gentleman residence and the Edwardian market town of Grange-Over-Sands. This lovely and well-appointed property is accessed from a well-presented and maintained communal hallway and stairs with private door accessing the apartment. The apartment has two good bedrooms, lounge, fitted kitchen, shower room, gas central heating system and uPVC double glazing with stylish shutters. Far reaching panoramic views from the front over Morecambe Bay and has the excellent advantage of a landscape garden area which is exclusive to the property, with two areas of decking including a great summer house and garden storage shed. The property offers a comfortable home perfect for a range of buyers and early viewing is invited and recommended to appreciate the accommodation and delightful views.



Accessed through a welcoming communal entrance vestibule and hallway shared with the other properties within the building. Traditional stairs to first floor, with further private door giving access to stairs leading to the property.

LANDING/HALL

Offering access to all rooms and skylight over the stairwell with additional Velux double glazed roof light. Built-in storage cupboard housing the Navien gas boiler for the central heating and hot water systems with further storage space.

LOUNGE/DINER

17' 2" x 15' 1" (5.23m x 4.6m) max
Well-presented room with character that has a painted beam to the front and a lovely uPVC double glazed dormer window, traditional colonial style shutters and giving superb panoramic view over the picturesque Morecambe Bay and beyond. Double radiator, wall light point and ceiling light point. Door gives access to an excellent eaves storage area which offers great general storage space with electric light.

KITCHEN

15' 0" x 7' 6" (4.57m x 2.29m)
Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating single drainer sink with drainer, mixer tap and metal splash back with rail above. Glazed dresser style unit with plate rack making a feature to one wall, spotlight track to the ceiling and tile effect vinyl flooring, offering an attractive and well-appointed kitchen. Integrated gas hob with metal splashback, cooker hood above and low-level oven below. Recess and plumbing for washing machine and dishwasher, plus space for a fridge freezer. Arched uPVC double glazed window offering again panoramic far-reaching views over Morecambe Bay with colonial style shutters to the lower section.

BEDROOM

16' 7" x 14' 9" (5.05m x 4.5m) max
Generous double bedroom situated to the front of the property with feature dormer window to front with colonial style shutters, again offering a beautiful view over Morecambe Bay. Feature painted beam, useful eaves storage cupboard with further mirror fronted storage and curtain covers wardrobe area to side of room. Complete with radiator and wash hand basin with tiled splashback, offering a well-proportioned double room.



LOBBY/INNER LANDING

Provides access to shower room and studio/bedroom two.

BEDROOM

8' 11" x 10' 10" (2.72m x 3.3m)
Fabulous room currently used as a home studio but offering ample space for a double bedroom. UPVC double glazed window to rear with colonial style shutters offering a pleasant aspect, radiator and ceiling light point.

SHOWER ROOM

Three piece suite in white with quadrant shower cubicle, tiled walls and thermostatic shower. WC with pushbutton flush, pedestal wash hand basin with mixer tap, tiled splashback and mirror above. Radiator, single glazed window and door to excellent eaves storage cupboard.

EXTERIOR

Has the excellent advantage of a most pleasant landscape garden area situated to the right-hand side of the driveway leading up to the property. Offers two levels of modern decking and lovely open sunny seating areas with trellising and border gardens. The upper deck area gives access to a lovely garden room. The garden offers fabulous views and enjoys a good amount of sunlight throughout the day. Also benefits from useful garden store and area for bin storage to side. A lovely garden considered an excellent feature of the property with parking available on the roadside.

