

ENTRANCE Enter via hardwood part uPVC double glazed door into Entrance Hallway.

ENTRANCE HALLWAY Pendant lighting to ceiling. Walk-in closet housing consumer unit with storage, hanging space and lighting. Slate floor with underfloor heating. Wall mounted thermostat control operating underfloor heating. Doors to Family Bathroom and Master En-Suite. Stairs leading to First Floor Landing.

FAMILY BATHROOM Obscure double glazed hardwood window to front aspect. Mahogany effect window shutters. Deep wooden sill. Feature spotlights to ceiling. White suite comprising low level w.c. flush. Wall hung wash hand basin with mixer tap over. Panelled bath with mixer tap over. Wall mounted immersion shower. Fully tiled walls with attractive pebble tiled border. Wall mounted heated towel rail. Inset wall mounted mirror. Extractor fan. Slate flooring with underfloor heating.

MASTER BEDROOM uPVC double glazed hardwood window to rear aspect giving partial sea and countryside views. Cream painted window shutters. Storage cupboard. Slate flooring with underfloor heating.

ENSUITE Feature double glazed window to rear aspect. Three-way chrome spotlight to ceiling. White suite comprising low level w.c. flush. Pedestal wash hand basin with mixer tap over. Tiled walls with attractive pebble border. Separate shower cubicle with sliding door. Wall mounted Mira electric shower. Fully tiled walls. Wall mounted heated towel rail. Slate flooring with underfloor heating.



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HALF LANDING Obscure hardwood double glazed window to front aspect. Large storage cupboard with lighting. Door to Bedroom 2. Stairs and wooden handrail leading to open plan Sitting/Dining Room.

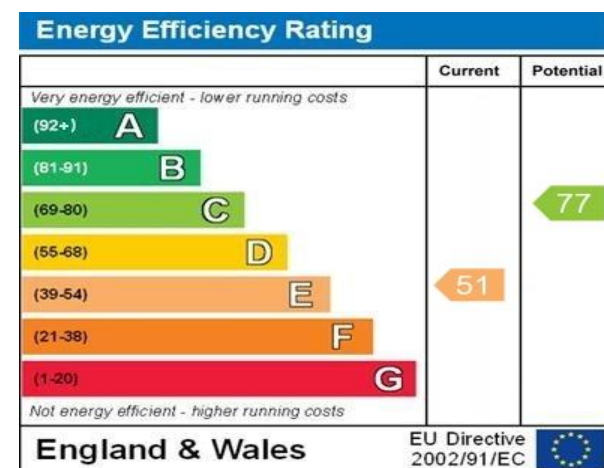
BEDROOM 2 Double glazed hardwood window to front aspect with deep wooden sill. Electric storage heater. Cupboard housing stop cock.

OPEN PLAN AREA SITTING/DINING ROOM Wooden double glazed Velux window to rear aspect giving wonderful sea and countryside views. Double glazed hardwood windows to front aspect. Deep wooden sill. Wall mounted storage heater. Large wooden display shelving. Double glazed by-folding doors leading to Balcony. Airing cupboard housing immersion heater and storage space.

BALCONY Decked Balcony giving wonderful sea and countryside views. Outside lighting. Enclosed balcony.

KITCHEN/BREAKFAST ROOM Hardwood double glazed window to front aspect. Picture window overlooking the Balcony. Spotlights to ceiling. Display shelving. Cream fronted base and matching wall mounted units complemented by a wood effect roll edge work surface. Sink and a half and single drainer with Swan mixer tap over. Integral four ring electric Whirlpool hob and double fan assisted oven and grill with chrome hood over. Integral AEG dishwasher. Whirlpool washing machine and fridge freezer. Fitted wine rack, plate rack. Wall mounted electric storage heater.

SINGLE GARAGE Single garage with hinged door. Electricity.



**01752
812333**



The Fort, Cawsand - £290,000

Immaculately presented 2 double bedroomed property situated within the Historic former Fort overlooking the picturesque fishing village of Cawsand with captivating sea views.

Enclosed Balcony/Snug area with bi-folding doors and Sea views.

Kitchen/Breakfast Room, Master Bedroom with En-Suite, Sitting Room and Family Bathroom. Flagstone flooring with underfloor heating. Private courtyard areas and beautiful communal gardens. Garage and parking.

EPC E.



The Fort, Cawsand - £290,000



- Two Double Bedrooms
- Communal Grounds
- Communal Swimming Pool
- Private Court Yard
- Private Balcony

