



Open Market

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Est 1879

LOVELLS



£815,000  
St Andrew

Sylvania  
Bailiffs Cross Road

Detached bungalow

Central location

HMO - Part "D"

Spacious living space

Parking & double garage

Lovely front & rear gardens



3 Bed(s)



1 Bath(s)



4 Car(s)

Perry's Guide Ref: 24 A2





## Sylvania, Bailiffs Cross Road, St Andrew

Sylvania is an Open Market three bedroom property located in the heart of St. Andrew's with a good sized rear garden and rural views to the front of the property. The accommodation is spacious and offers a large lounge, dining hall, conservatory, kitchen / breakfast room, three bedrooms and a bathroom. Outside, there is plenty of parking in front of the property as well as an integrated double garage. This property is currently classified as an Open Market Part "D" dwelling and could make an ideal investment or could be changed to Part "A" if required to create a lovely home. Viewing is highly recommended.

### Entrance Porch

4'8 x 4'1 (1.42m x 1.24m) Part glazed uPVC door with obscure glass and side window to front. Exposed granite walls. Glazed wooden door with obscure glass to:

### Entrance Hall

5'9 max + 2'10 min x 9'8 max + 3'5 min x 10'5 max (1.75m max + 0.86m min x 2.95m max + 1.04m min x 3.18m max) 'Z' Shaped. Large storage cupboard. Doors to:

### Dining Room

20'1 max x 10' max (6.12m max x 3.05m max) Cupboard housing the hot water cylinder. Window to rear. Sliding aluminium door to Conservatory. Sliding door to Kitchen. Glazed panelled wooden door with side glazed panel window to:



#### **Sitting Room**

20' x 12'11 (6.10m x 3.94m) Two large picture windows to front with rural and distant sea views. Working fireplace with tiled surround, tiled hearth and wooden mantle. Returning to the Dining Room, through sliding door to:

#### **Conservatory**

12'1 x 9'4 (3.68m x 2.84m) Built-on dwarf height walls. uPVC construction. Windows to side, rear and sliding uPVC door to side. Returning to the Dining Room, sliding door to:

#### **Kitchen/Breakfast Room**

22'1 max x 8'10 max (6.73m max x 2.69m max) Fitted with cream wall and base units with a blue granite effect work surface over, incorporating a single bowl stainless steel sink and drainer with waste disposal unit. Appliances include: integrated Neff double oven, Neff halogen hob with extractor over, Hotpoint larder fridge/freezer, Indesit washing machine and Hotpoint condensing tumble dryer. Windows to side and rear. Cupboard. Doors to:

#### **Boiler Room**

5'9 x 2'9 (1.75m x 0.84m) Perrymatic oil fired central heating boiler. Door to:

#### **Double Garage**

16'7 x 15'10 (5.05m x 4.83m) Electric up and over door to front. Part glazed uPVC door to rear with obscure glass. Returning to the Entrance Hall, doors to:

#### **Bedroom 2**

15'11 max x 11'10 (4.85m max x 3.61m) Window to front. Four door run of fitted wardrobes. Wardrobe containing a pedestal wash hand basin with tiled splashback and vanity mirror.

#### **Bedroom 3**

10'1 x 7'11 (3.07m x 2.41m) Window to side.

#### **Bedroom 1**

16' max x 13'10 (4.88m max x 4.22m) Four door run of fitted wardrobes. Wardrobe with pedestal wash hand basin, tiled splashback and vanity cupboard over with mirror sliding doors. Wooden flooring. Windows to side and rear.

#### **Bathroom**

7'10 x 5'10 (2.39m x 1.78m) Cream three piece suite comprising jacuzzi bath with shower over and glass shower screen, low flush WC and pedestal wash hand basin. Tiled walls. Window with obscure glass to rear.

#### **Exterior**

At the front of the property is a lawned fore garden and a tarmac driveway where there is parking for two/three cars. At the rear is a south west facing lawned garden with mature shrubs, hedges and plants, all enclosed by high panel fencing or mature hedging.





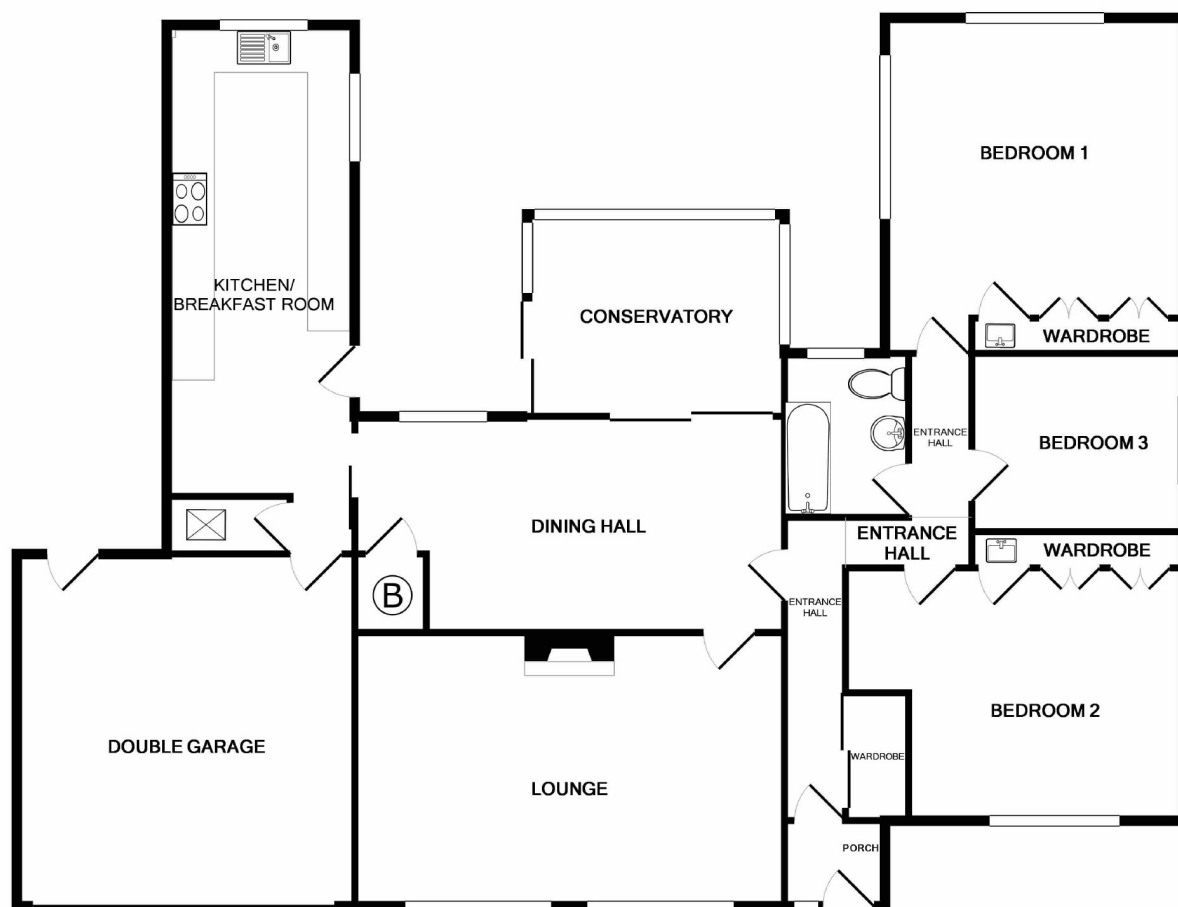












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Fittings

All fitted flooring, the curtains, blinds, light fittings and kitchen appliances as listed are included in the sale.

### Services

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

### Directions

Travelling west along Bailiffs Cross Road, Sylvania is the third property on the left hand side, just after the turning into Rue des Pointes.

### Possession

By arrangement

### Viewing

Strictly by appointment through Lovell & Partners.

### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

### Disclaimer

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