



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Hunt Estates

## A SUBSTANTIAL SOUTH FACING BEACH HOUSE WITH SUPERB SEA VIEWS

A substantial five-bedroom, three-bathroom semi-detached house (3700 sq ft), which faces directly on to the beach and sea front at Bel Royal.

One of perhaps just twenty properties adjoining the promenade between Bel Royal and Beaumont that benefit from such unparalleled sea views and rarely come on to the market.

The property is set over three floors with the accommodation comprising; Ground floor: hallway, cloakroom, a family sized eat-in kitchen with a utility room leading off, two well-proportioned reception rooms each with a working fireplace, two integral single garages and a large storeroom.

On the first floor there are three large double bedrooms, one of which is ensuite and has a seafront facing balcony, a seafront facing reception room with a balcony, and a house bathroom.

On the top floor there is a house bathroom and two further double bedrooms, one with a sea front facing balcony.

Externally, the gravel driveway provides parking for six cars, a detached double garage with additional storage above and access to the two integral single garages.

To the south is an enclosed lawned garden with a pair of gates designed to be the perfect width for a sailing dinghy or kayaks, the gates opening to the wide grass area separating the house from the promenade.

Immaculately presented and maintained to the highest standards by the current discerning owners. No onward chain.























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## FEATURES

- Beach front facing
- Superb sea views
- Direct access to the promenade
- 3700 sq ft excluding garages
- Five bedrooms, three bathrooms
- Three fine reception rooms
- Built in 1932 & of cavity wall construction
- Immaculate throughout

## INFORMATION

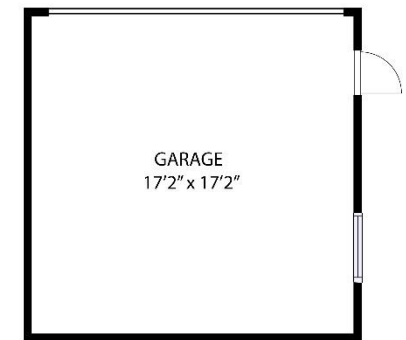
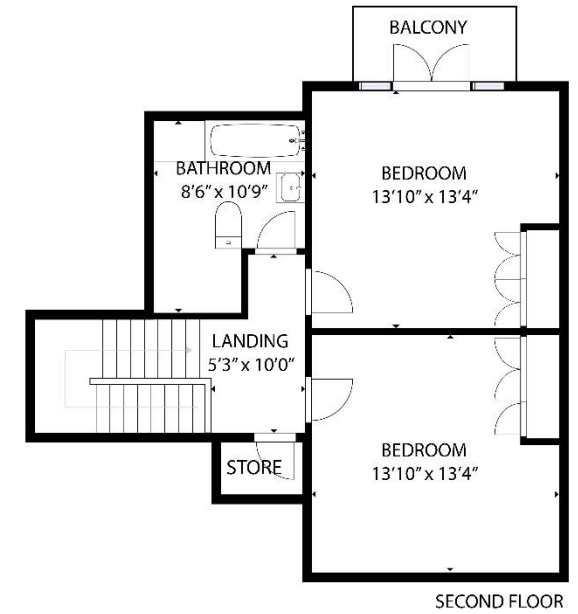
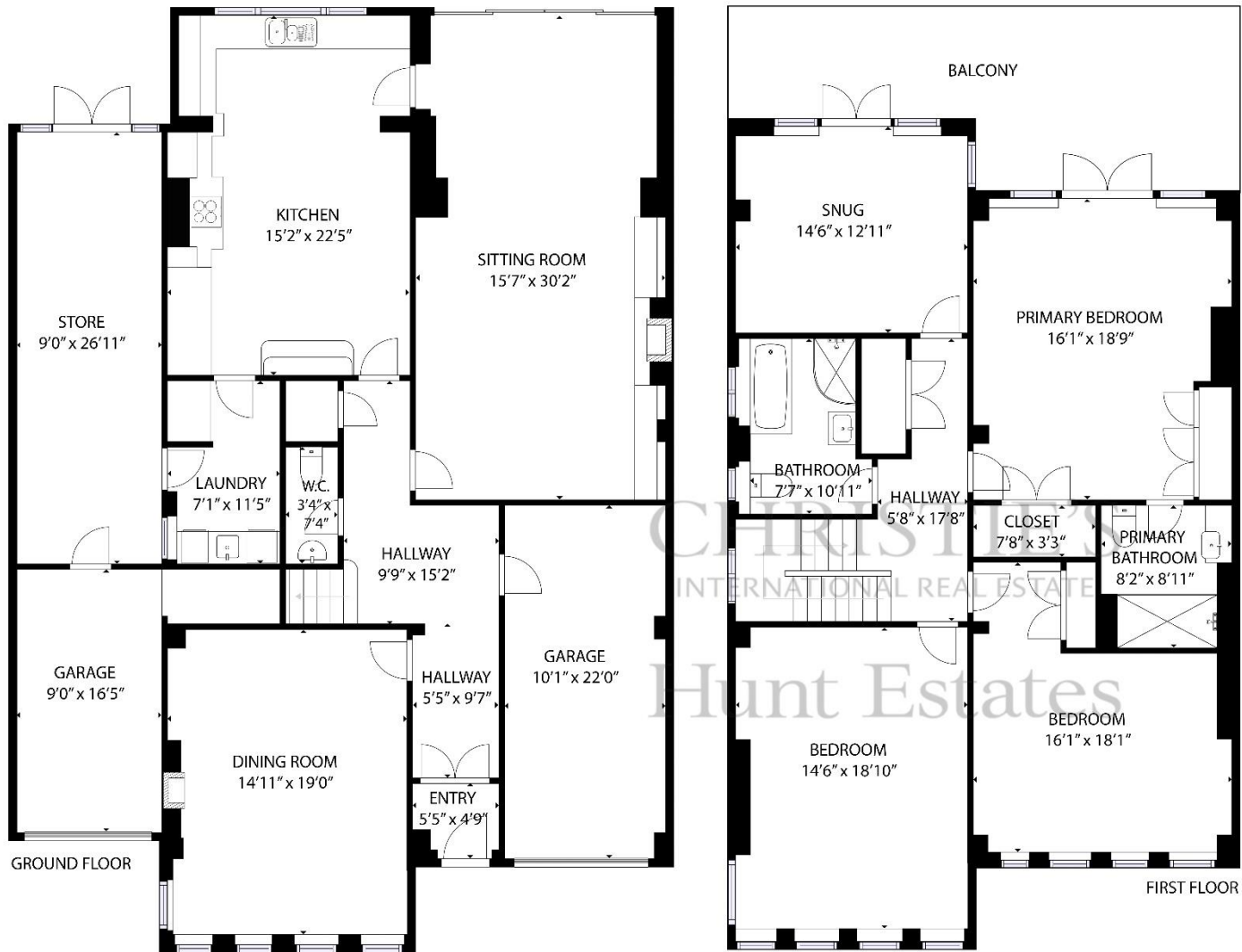
- No onward chain
- Mains water and drains
- Oil fired central heating
- Double glazed
- Two working fireplaces
- Garaging for four cars
- Parking for 6 cars
- Parish rates for 2023 were £744.98
- Freehold and Entitled / Licensed



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GROSS INTERNAL AREA  
 GROUND FLOOR: 1724 sq. ft, FIRST FLOOR: 1410 sq. ft, SECOND FLOOR: 567 sq. ft  
 TOTAL: 3701 sq. ft

EXCLUDED AREAS: GARAGES: 663 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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