



51 Somerset Road, East Preston BN16 1BY  
**£385,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Three Bedroom House**
- **Two 24' x 11' Useful Cabins**
- **Feature 100' South Rear Garden**
- **Recently Fitted Modern Kitchen**
- **Lounge & Dining Room**
- **Viewing Recommended**
- **Off Road Parking**
- **Council Tax Band 'B'**
- **EPC Rating 'D'**

An extended three bedroom end of terrace house with two useful 24' x 11' garden cabins which are insulated with power and light and would be suitable for a variety of different uses. The rear garden is also a particular feature being south facing and measuring 100' x 30'.

IN brief the accommodation comprises: - entrance hall, bathroom/WC, lounge, dining room, modern extended kitchen and 3 bedrooms. Outside to the front there is off road parking for several vehicles.

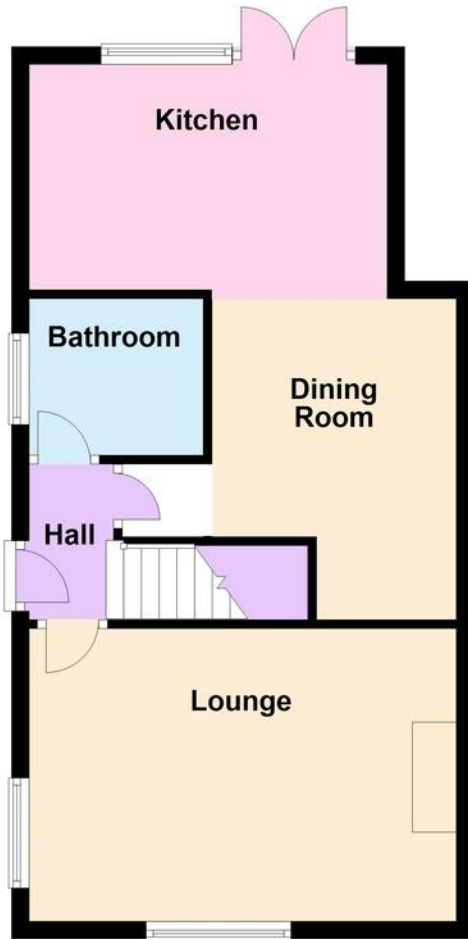
We would strongly recommend internal viewing to be able to fully appreciate this property and all the impressive features it offers.

Somerset Road is a cul-de-sac and located towards the north of East Preston, running off North Lane.



## Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



## First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)

## ENTRANCE HALL

## LOUNGE

16' x 11' (4.88m x 3.35m)

## DINING ROOM

11' 11" x 9' 1" (3.63m x 2.77m)

## KITCHEN

13' 1" x 8' 5" (3.99m x 2.57m)

## BATHROOM/WC

## BEDROOM 1

16' 2" x 9' (4.93m x 2.74m)

## BEDROOM 2

14' 1" x 7' 10" (4.29m x 2.39m)  
max

## BEDROOM 3

7' 9" x 7' 9" (2.36m x 2.36m)

## PRIVATE DRIVE

## REAR GARDEN

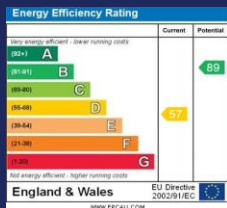
100' x 30' (30.48m x 9.14m)

## GARDEN CABIN 1

24' x 11' (7.32m x 3.35m)

## GARDEN CABIN 2

24' x 11' (7.32m x 3.35m)



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