

## 2 Courtfield Drive, Simpson Cross

£385,000 Freehold

Large detached bungalow • 4 double bedrooms, 2 bathrooms, 2 reception rooms • Large plot - approx. 1/3 of an acre  
 • Driveway & double garage • Countryside views - great coastal location • Ideal family / forever home







Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







#### Porch

12' 2" x 6' 1" (3.72m x 1.86m)

#### Wc

5' 9" x 4' 2" (1.75m x 1.26m)

#### Hallway

#### Lounge

21' 1" x 19' 7" (6.42m x 5.98m)

#### Kitchen

17' 0" x 10' 10" (5.19m x 3.31m)

#### Utility Room

9' 1" x 6' 2" (2.78m x 1.87m)

#### Store room

6' 1" x 5' 6" (1.86m x 1.68m)

#### Reception Room

14' 0" x 12' 6" (4.26m x 3.81m)

#### Bedroom 1

16' 0" x 11' 8" (4.89m x 3.56m)

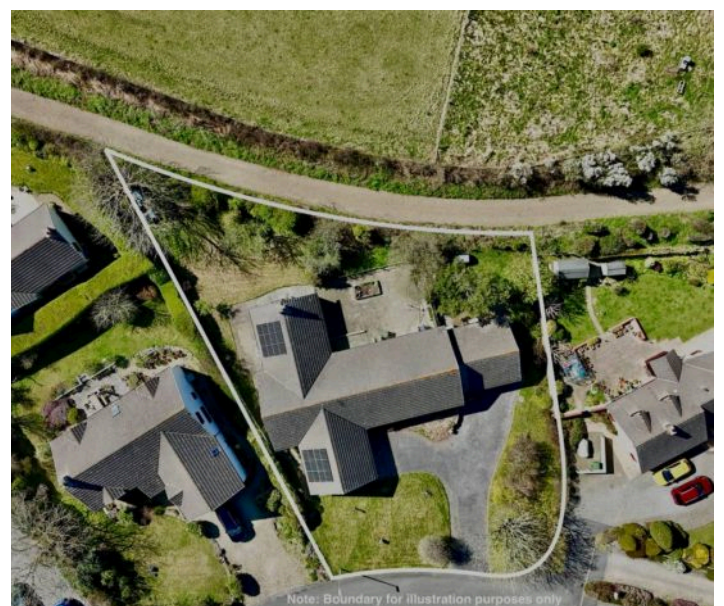
#### En Suite

8' 11" x 6' 5" (2.71m x 1.95m)



4.91m x 3.50m

12' 6" x 9' 10" (3.81m x 2.99m)



Note: Boundary for illustration purposes only





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**Hallway**

**Lounge**  
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**Kitchen**  
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**Bedroom 1**  
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**En Suite**  
8' 11" x 6' 5" (2.71m x 1.95m)

**Bedroom 2**  
16' 0" x 11' 8" (4.91m x 3.50m)

**Bedroom 3**  
12' 6" x 9' 10" (3.81m x 2.99m)







GARDEN





