



## Premier 3 Bedroom Cottage

Spacious, inviting, and ideally suited for any seaside holiday.

Our 3-Bedroom Cottages provide an open-plan kitchen/lounge, fully-equipped kitchen, WC, and surrounding decking with patio table and parasol. You'll love this beautifully positioned beachside cottage.

With a luxurious master suite upstairs, and two double bedrooms downstairs, it's the perfect layout for desired privacy. The full bathroom is located upstairs as the ensuite to the master bedroom, and downstairs is the wet room with separate WC.

This is a fabulous opportunity to acquire a second home in this delightful coastal setting, which is situated minutes from the beautiful surrounding beaches, with a picturesque view across the Hersey Nature Reserve. The location really holds an exclusive magnificence. With just a short stroll from our site, you can easily reach the renowned Seaview Yacht Club, village shops, restaurants and bars.

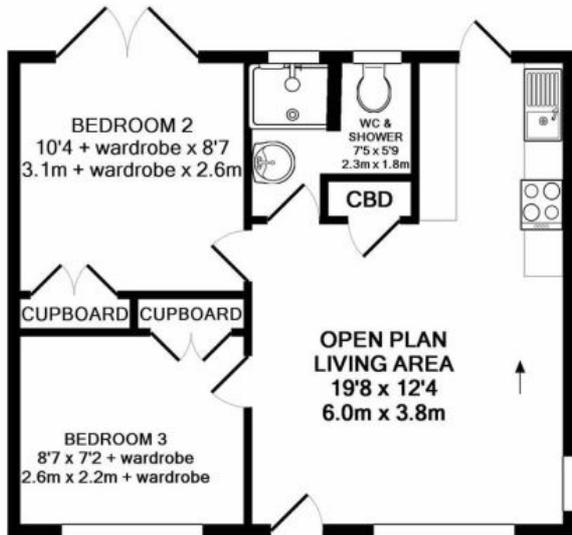
**Accommodation:** The 3-Bedroom Cottage is a well presented semi-detached cottage, recently refurbished in 2015 to a luxurious, modern standard. With tasteful, full furnishings, it is "ready to move into," and an absolutely ideal "lock up & leave" holiday home.

Benefits include modern electric heating, double glazed doors and windows, large private decked area and scenic views.

**External:** Private sun deck, front, side and back; perfect for alfresco dining and relaxing.

This house is being sold fully furnished, chain free, and is a free hold property.

Salterns Village is set within superb grounds with large lawned areas, backing onto the Nature Reserve and Pond: the natural habitat of many species of birds, particularly ducks, geese, and swans.



GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

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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### Ground Floor:

**Open-Plan Living / Kitchen:** - 5.99m x 3.76m max (19'8 x 12'4 max) - Spacious and bright living area opening into well fitted modern kitchen. Stairs to first floor.

**Bedroom 2:** 3.15m x 2.62m + cupboard (10'4 x 8'7 + cupboard)

**Bedroom 3:** 2.62m x 2.18m + cupboard (8'7 x 7'2 + cupboard)

**Ground Floor Shower/Wc:** 2.26m x 1.75m (7'5 x 5'9)

### First Floor:

**Bedroom 1:** 5.13m x 2.67m (16'10 x 8'9)

**Ensuite Bathroom:** 2.67m x 1.78m (8'9 x 5'10)

**Outside:** Private sun deck, front, side and back.