

# Mitchell & Partners Ltd

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## SOLE AGENCY WITH MITCHELL & PARTNERS

### “BOTTOM FLAT”, THE MOORINGS



### **£297,500 Leasehold (999 years)**

A delightfully bohemian, light and airy two bedroom apartment on two floors, with magnificent sea views from both the bedrooms and the sitting room. The property is situated close to the Harbour and the shops and excellent local restaurants. There is off-road parking.

The accommodation comprises: on the lower floor, Studio Kitchen and large, open-plan Living Room, with oak floor, leading to the Balcony entrance overlooking Braye Bay, Shower Room,; and on the upper floor, 2 double Bedrooms and Bathroom. There is full oil-fired central heating.

Entered from the Balcony through glazed doorway into:

**LIVING ROOM: 8.42 m x 5.2 m (27' 8" x 17' 3")**



Large, light room with beamed ceiling and oak floor; there is a decorative alcove and a storage cupboard under the staircase. The door and two windows face East over Braye Baye towards Fort Albert. There are six wall lights



Divided by large Breakfast Bar from the Living Room into:

**KITCHEN: 3.47 m x 2.37 m (11' 4" x 8' 2")**



This space allows the cook to chat to the guests and the rest of the household whilst working in a practical kitchen area designed by an exacting professional chef!



The Kitchen has a stone effect tiled floor in greys; deep brown fitted base and wall units and black granite work surfaces with a large stainless steel sink and integral draining board. There is a GEC Whirlpool double fridge; Neff five-ring hob and double oven, with Neff extractor fan. The kitchen is half tiled and has a dishwasher and washing machine.

Off the Living Room into:

**SHOWER ROOM:**

**2.66 m x 1.24 m (8' 8" x 4' 2")**



A fully-tiled shower room with stone flagged floor. There is a corner shower unit and white wash basin and W.C. There is an over-basin mirror and light with shaver point. There are two ceiling spotlights.

Up carpeted stairway to the upper floor:



The landing has a large storage cupboard with double doors and leads to both bedrooms and the bathroom.

**MASTER BEDROOM:**

**3.8 m x 2.7 m (12' 6" x 8' 11")**



Fully carpeted bedroom, with UPVC sash window and stunning sea views to the East.

Off landing to:

**BEDROOM 2:**

**3.8 m x 2.8 m (12' 6" x 8' 11")**



Fully carpeted bedroom, with UPVC sash window and again wonderful sea views; there is also a double built-in wardrobe.

Back to the Landing and into:

**BATHROOM:**

**2.7 m x 1.55 m (8' 9" x 5' 1")**



Pine clad bathroom with white shell-effect bath with whirlpool jets; white W.C. and shell-shaped hand basin, with mirror and light with shaver point above. There is also a high level shelf for decorative storage. Vinolay floor and tiled walls round the bath. There is a ceiling light.

**EXTERIOR:**

There is the oil tank and wooden steps up to the Balcony.

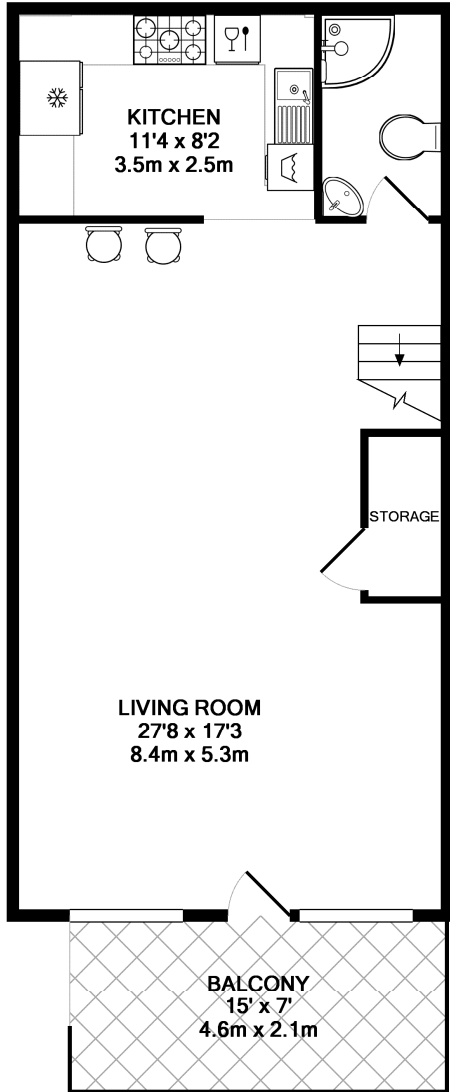
**BALCONY:**

**4.57 m x 2.13 m (15' x 7')**

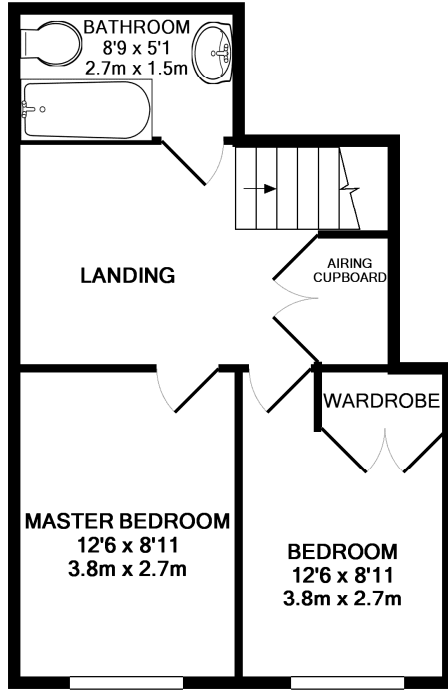


*Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide*

# FLOORPLAN



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 623 SQ.FT.  
(57.9 SQ.M.)



UPPER FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 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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