



7 Nelson Crescent

Guide Price £1,250,000

DOMINIC MURPHY POWERED BY exp TM UK

@ dominic.murphy@exp.uk.com

🌐 dominicmurphy.exp.uk.com

☎ 01304 746 016

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SUBSTANTIAL SEA FACING HOME WITH NO CHAIN - This is an exciting opportunity to own an iconic period seafront facing home, to span the four, gracious floors. New life breathes through this magnificent Grade II listed home currently configured as a luxury 4-bedroom, 3-bathroom retreat on the upper 3 floors, with the added benefit of a beautiful two-bedroom self-contained coach house to the rear and a separate one-bedroom ground floor flat providing additional accommodation or potential letting income.

The interior of the property has been thoughtfully redesigned and meticulously refurbished to combine the charm of the past, with the stylish comforts of modern living.

The main accommodation is found over the upper three levels, has been sensitively restored in recent years providing a sophisticated lifestyle with a combination of expert contemporary design and elegant period proportions. Off the half landing is a utility and WC. The first level boasting an impressive front lounge with doors opening onto its full width balcony enjoying the direct Royal harbour views, this generous sized room flows into the design led kitchen, offering great entertaining space.

Delicate decoration and custom-made fittings continue throughout the home. A further half landing leads to the family bathroom and the second floor boasting the luxury bathroom and master bedroom suite with picture perfect vista. The top floor boasts a further three bedrooms and there is additional quality shower room. The home also has the added benefit of two single garages which are underneath the coach house.

Coach House - The fully refurbished coach house is accessed to the rear of the home, boasting two bedrooms, and generous size lounge, kitchen and a bathroom. Can be let out at approx £1200 pcm.

******On a particular note both coach house and flat have access to a central courtyard garden.

Flat - The stylish generous sized flat again is access via the rear of the home and boasts a kitchen, dining room, lounge, bedroom and



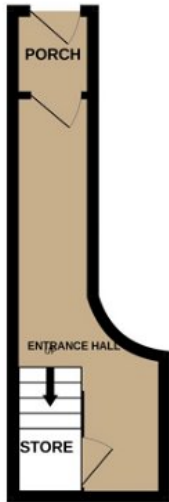








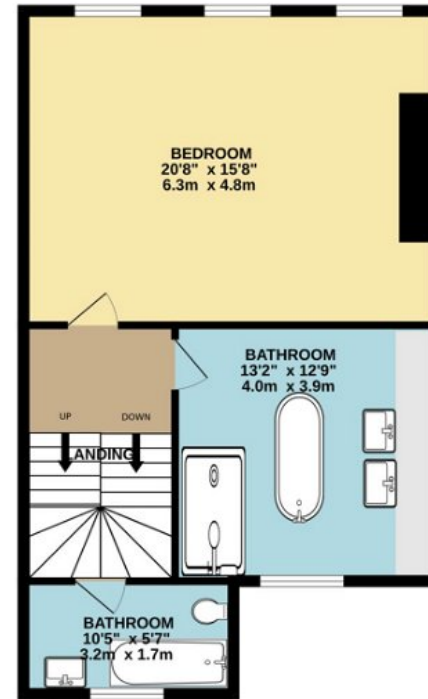
GROUND FLOOR
122 sq.ft. (11.3 sq.m.) approx.



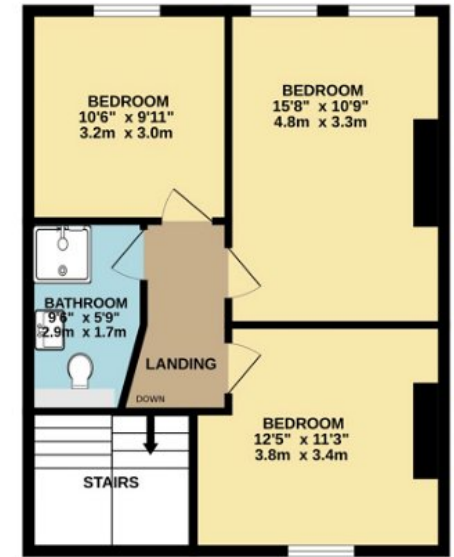
1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR
633 sq.ft. (58.3 sq.m.) approx.



3RD FLOOR
543 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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