



Maillard  
& Co

£ 545,000

Cosy Nook, La Grande Route de la Cote

For Sale



“Charming One-Bedroom Detached Bungalow  
with Parking”

1

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Walk In Condition	External Office Space
Parking For 2 Cars	Separate Utility Room
Underfloor Heating	Private Garden



## Property details

### Charming One-Bedroom Detached Bungalow with Parking

Welcome to this delightful one-bedroom detached bungalow, a perfect haven for those seeking a comfortable, low-maintenance lifestyle. Ideal for downsizers or anyone looking for an alternative to apartment living, this property is in walk-in condition and ready for you to make it your own.

Recently updated drains, plumbing, and electrics, ensuring complete peace of mind. There is underfloor heating in the kitchen, bathroom and utility room with electric smart radiators in the living room and bedroom. The separate eat-in kitchen offers ample storage and workspace, making meal preparation a pleasure, while the inviting living area provides a warm space with a working fire place for relaxation or entertaining.

The bedroom serves as a peaceful retreat, flooded with natural light and designed for maximum comfort. The property is further complemented by a modern shower room fitted with quality fixtures and finishes that enhance your daily routine. A separate utility room adds to the convenience, providing extra space for laundry and appliances with a large worktop area and additional storage.

To the rear of the house you'll find a conservatory that runs the length of the house and is a highly convenient space for plants, hobbies or just watching the birds in the peaceful back garden. Outside, you'll find a private patio garden, which is fully enclosed, along with an external office space. This dedicated workspace offers the perfect environment for productivity while maintaining a balance between work and leisure.

With tandem parking space for two small cars, convenience is at your doorstep. Located close to the beach, you can easily enjoy coastal walks and seaside activities, making this property even more appealing. The property is south facing and the front patio garden, which has two areas for seating is the perfect sun trap. It is situated in a peaceful neighbourhood, on a private lane with no traffic noise whatsoever. This bungalow in a peaceful neighbourhood, combines comfort and convenience, with local amenities and transport links just a short distance away. Don't miss the opportunity to own this stunning property—perfect for those ready to embrace a simplified lifestyle without compromising on quality.

Schedule your viewing today!

## Disclaimer

# For Sale

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.











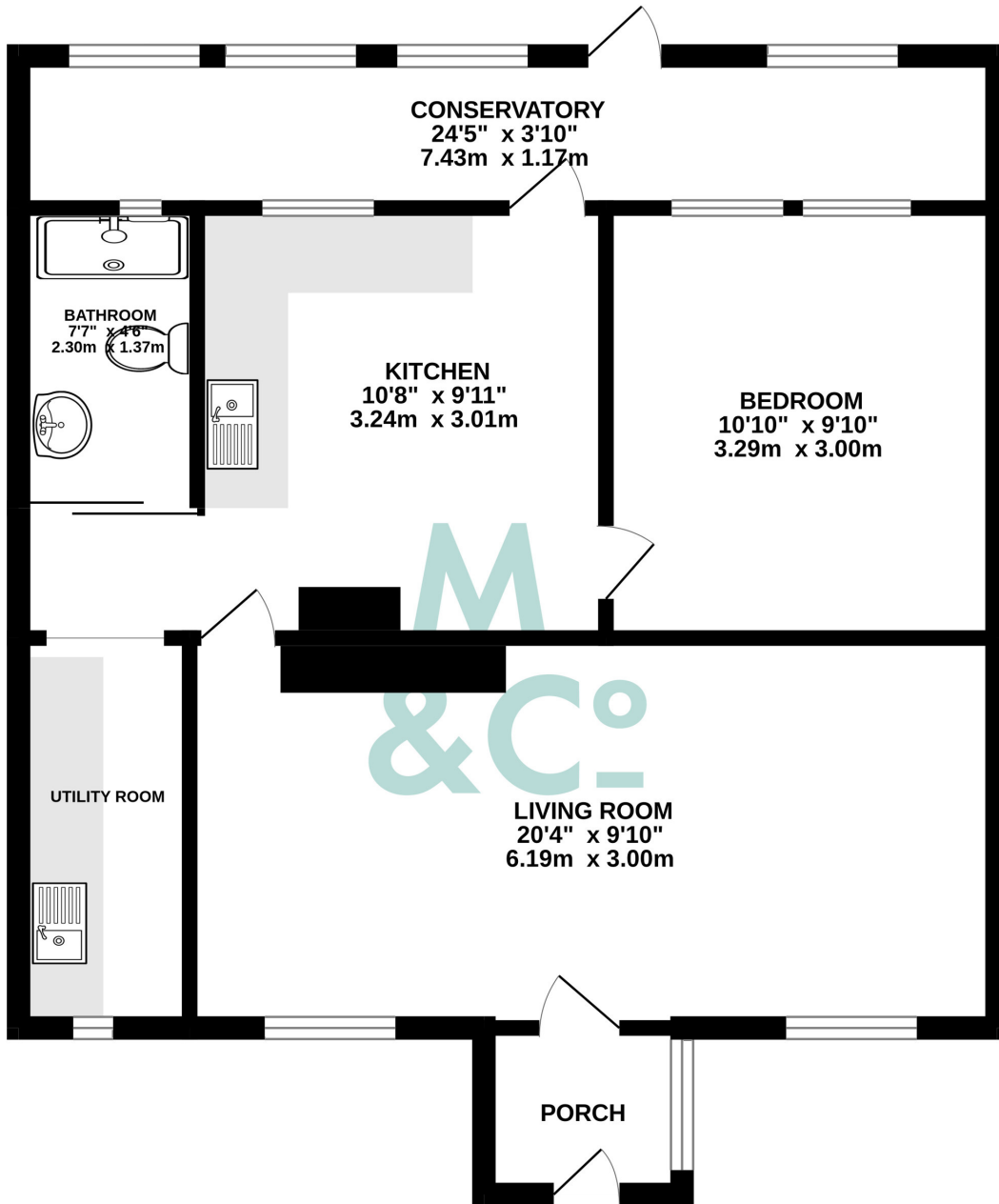






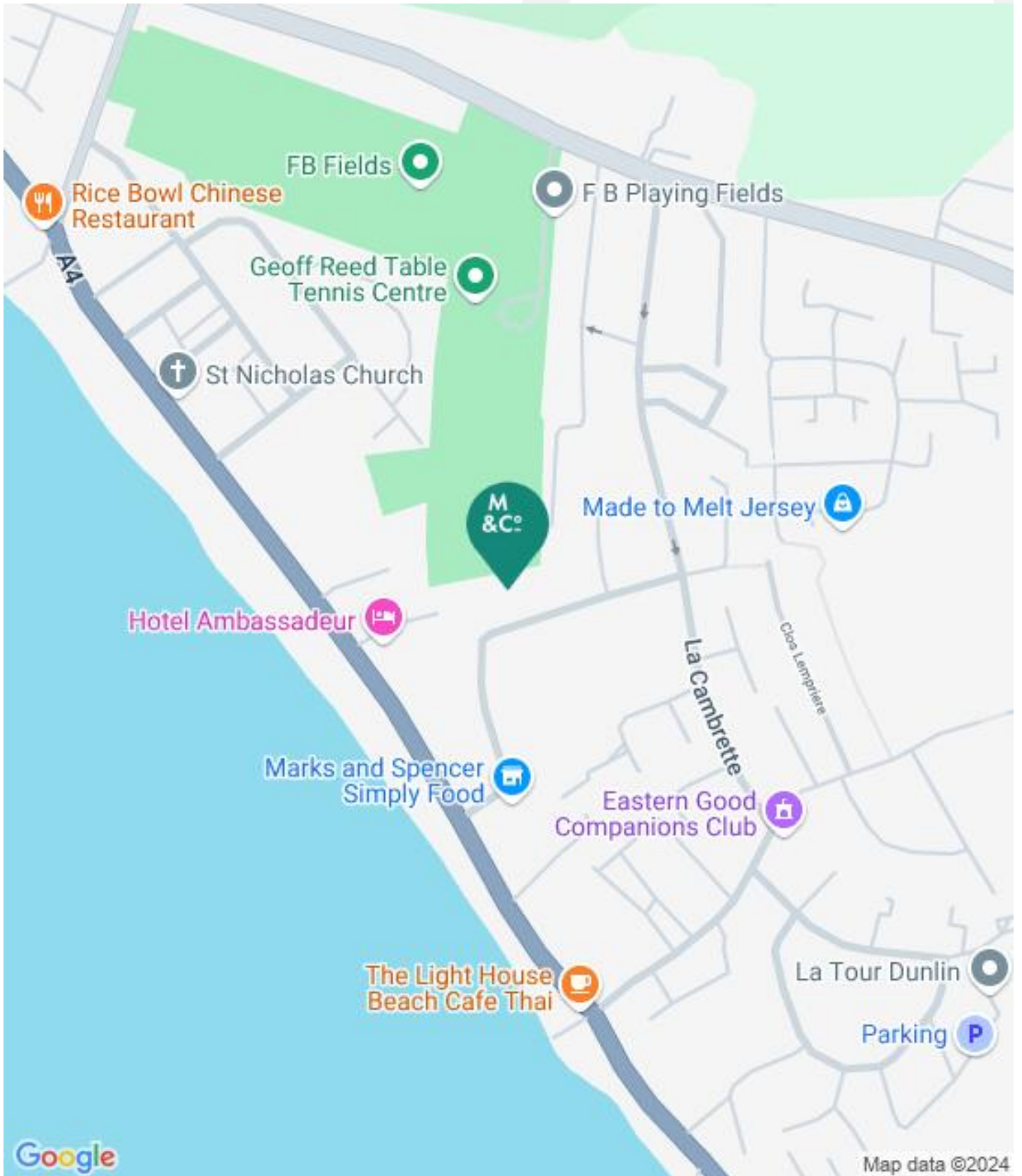


GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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