



REPPS RIVERBANK, REPPS WITH BASTWICK  
£285,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













## REPPS RIVERBANK, REPPS WITH BASTWICK

- Large 3 bedroom riverside bungalow
- Maintained and presented to a very high standard
- 80ft long private river frontage with mooring dock and slipway
- New quay heading installed in 2024
- UPVC sealed unit double glazing and upgraded contemporary electric heaters
- Includes full contents
- Panoramic river views
- Previously run as a successful holiday let

One of the larger Thurne bungalows maintained and presented to a very high standard with approx 80ft of private river frontage, a private mooring dock with slipway and new quay heading fitted earlier this year.

The spacious accommodation comprises of well fitted, dual aspect kitchen with river views, a 25ft long living room with panoramic views of the Thurne and French doors out onto an elevated sun deck, 2 double bedrooms, 1 single bedroom and a spacious contemporary shower room.

Features include UPVC sealed unit double glazing, upgraded / updated programmable electric heaters, contemporary flooring throughout, no onward chain and full contents included.

A sought after location within less than 0.25 miles of the staithe and Repps with on-road parking and a private car park available nearby.

### ACCOMMODATION

#### **Kitchen: 8'9 x 8'2**

Dual aspect with window to front and window and part glazed door to side. River views. Full range of wall and floor mounted units, sink unit and drainer, electric cooker, ceiling fan, LVT flooring.





### **Living Room: 25'4 x 10'8**

Impressive river views from a large picture window and French doors looking out onto the raised sun deck. 2 programmable electric heaters, LVT flooring, wall lights.

### **Bedroom 1: 9'0 x 8'9**

Window to rear with views over open countryside. Wall mounted heater, dado rail, wall lights.

### **Bedroom 2: 9'0 x 8'9**

Window to rear with views over open countryside. Wall mounted heater, dado rail, wall lights.

### **Bedroom 3: 10'8 x 6'3**

Window to side with river views, wall mounted heater, dado rail, wall lights

### **Shower room:**

Contemporary white suite with low level WC, vanity wash basin and a shower enclosure, heated towel rail, window to rear, loft access.

## **OUTSIDE**

Well enclosed by panel fencing with gated access.

The generous plot is mainly laid to lawn with the private river frontage extending to approx 80ft which includes a private mooring dock measuring approx 20ft x 16ft with slipway.

The majority of the quay heading was replaced earlier this year.









Making the most of the stunning views is the large, raised sun deck which runs the full width of the bungalow; the perfect spot to enjoy stunning sunsets!

The plot also includes a paved area to the side and three sheds - one of which has power and light. Outside light, power and water.

### ADDITIONAL INFORMATION

Tenure: Leasehold 'A' Lease

Term: Lease expires in 2085

Ground Rent: £5.00 PA

Service Charge: £130.00 PA

Access: Only accessible by footpath and river.

Repps Staithe is approx 350 metres away with on-road parking and a privately owned car park close by with a parking space available by separate arrangement.

No onward chain and contents included.

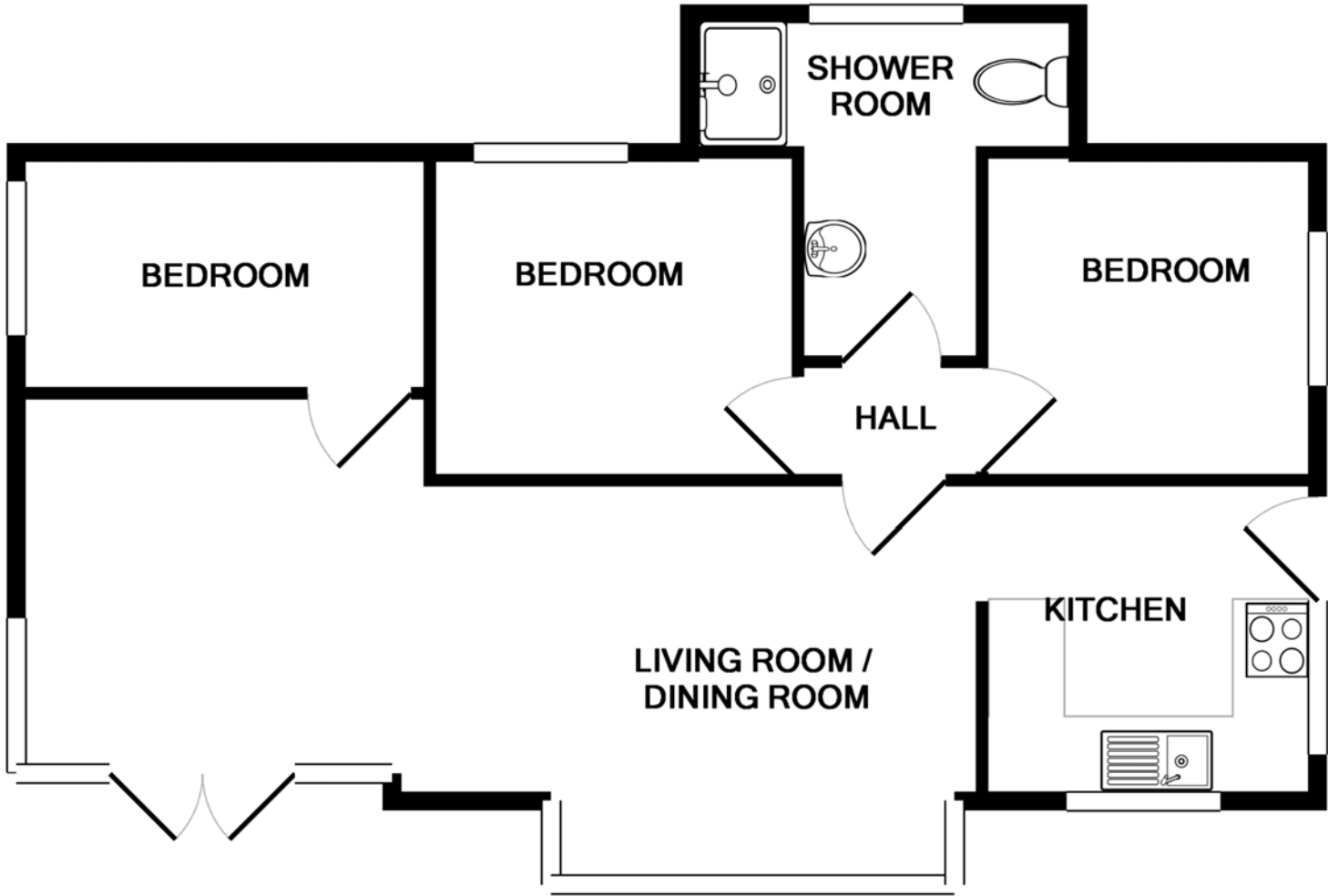
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.


Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	2	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC 			









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