



**3142 Simpson  
Ocean City, NJ 08226**

**Asking \$1,049,900.00**



## COMMENTS

Welcome to your perfect home away from home in the heart of Ocean City! This beautifully appointed second-floor property offers the ideal blend of comfort, convenience, and coastal charm. With just 4.5 blocks to the beach, you'll be able to enjoy the sun and surf with ease, while also being just two blocks from the vibrant shops and restaurants on 34th Street. Despite its prime location, the home remains peaceful and secluded, providing the perfect escape from the bustle of daily life. The spacious interior spans 1600 sq ft, featuring four generously sized bedrooms and two full baths, offering plenty of room for family and guests. Outside, you'll find ample parking for up to three vehicles, with both off-street and street options available, as well as a large 40 by 115-foot lot for outdoor enjoyment. The property also includes garage-level private storage, ideal for keeping all your beach gear and seasonal items organized. Relax on the top deck while taking in stunning views of the surrounding area, and enjoy the maintenance-free exterior that allows you more time to unwind. This charming home provides all the comfort of a private retreat while keeping you just close enough to all the action Ocean City has to offer. Whether you're looking for a vacation getaway, income producing or a year-round residence, this property is the perfect place to make memories and enjoy everything the area has to offer.

## PROPERTY DETAILS

	<b>Unit Features</b>	Parking Garage	Other Rooms	Appliances Included
	Fireplace	Garage	Living Room	Oven
	Kitchen Island	Parking Pad	Dining Room	Refrigerator
		3 Car	Kitchen	Dishwasher
		Asphalt Paving	Built In Kitchen	Smoke/Fire Detector
		Concrete Driveway	Dining Area	
		Pantry		
		Storage Space		
<p align="center"><b>Seller: Norman Hartzel</b>  <b>Berger Realty Inc.</b>  <b>3160 Asbury Avenue, Ocean City</b>  <b>Call: 609-399-0076</b></p>				
	<b>Email to:</b>	Cooling		
	Gas Natural	Central Air		
	Forced Air	Electric		
		Ceiling Fan		





Water  
City

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