



SW

Sims Williams

11, TRANQUILLITY WAY, SELSEY, WEST SUSSEX, PO20 0BF





APPROXIMATE GROSS INTERNAL AREA = 746 SQ FT / 69.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£147,000 Leasehold

11, TRANQUILLITY WAY,
SELSEY,
WEST SUSSEX, PO20 0BF

- 70% Shared Ownership
- Ground Floor Flat
- Private Entrance to Hallway
- Open Plan Living with 3 Zones
- Fitted Kitchen
- Sitting/Dining Room
- 2 Double Bedrooms
- Bathroom
- 2 Private Parking Spaces

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = B

This super ground floor flat has its own entrance to the welcoming hallway.

The superb open plan reception room has a bright double aspect with doors opening at the rear onto the communal gardens. The space is easily separated into a sitting room, dining area and fitted kitchen.

The fitted kitchen has a good range of counter tops with cupboards and drawers under, gas hob with extractor over and electric oven below. Space and plumbing for washing machine. Space for larger style 'fridge/freezer.

There are two good sized double bedrooms and a bathroom with large store cupboard housing the gas boiler. The bathroom has a panel bath with shower screen and plumbed in shower. Wash basin and low level WC.

Outside there are 2 private car parking spaces with the flat. A bin store and garden store can be found at the front.

Tenure

The property is leasehold with the balance of a 125 year lease from 2017. The flat is being sold with a 70% share of the full market value of £210,000. The annual service charge including ground rent and buildings insurance is £1,688.28. Monthly rent payable to Hyde

New Homes £170.27.

The property is also available to purchase at 100% Freehold.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

On entering Selsey along the B2145 take the second exit into Manor Way. Turn left into Mountwood Road. Turn left into Manor Lane and then right into Drift Road. Turn left into Solar Drive and then left again into Tranquillity Way.



