



Flats Imperial Court, 22 Bannings Vale, Saltdean, BN2 8DB

Each £250,000

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Flats Imperial Court

22 Bannings Vale, Saltdean

A Brand new block of 6 apartments located just off of the seafront in a popular area of Saltdean. The A259 South Coast Road is just a few yards away and provides access to Brighton via a bus service.

The flats have been finished to a high standard and all include underfloor heating, video entry, bathrooms with Italian tiling to the walls and floors, fitted kitchens with integrated appliances and all flats have an allocated parking space to the rear of the block.

There are 2 flats on the ground floor, each with their own outside spaces accessed via French doors from the Living rooms. The front flat has a particularly nice patio area and the rear has an allocated outside space. The 2 first floor flats have French doors with Juliet balconies and the top floor flat have 9' x 6' balconies with nice views. 3 Flats are East facing and 3 flats are West facing.

- BRAND NEW FLATS
- EACH WITH BALCONY, JULIET BALCONY OR PATIO
- ALLOCATED PARKING SPACES
- UNDERFLOOR HEATING
- VIDEO ENTRY

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The main entrance hallway has a video entry phone system. The flooring is high quality wood effect flooring which also runs up the wide modern staircase. Each flat also has a cupboard in the communal hall.

Measurements for Flats 1,2 3 and 4

ENTRANCE HALL/SUDY AREA 9'6" x 4' (2.89m x 1.21m)

OPEN PLAN LIVING/KITCHEN 18'4" x 9'6" (5.58m x 2.89m)

BEDROOM 12'11" x 11'5" (3.93m x 3.47m)

WETROOM 11'6" x 7' (3.50m x 2.13m)

Measurements for Flats 5 and 6

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN 18'9" x 9' (5.71m x 2.74m)

BEDROOM 11'3" x 8'4" (3.42m x 2.54m)

WETROOM 7'1 x 5'7" (2.15m x 1.70m)

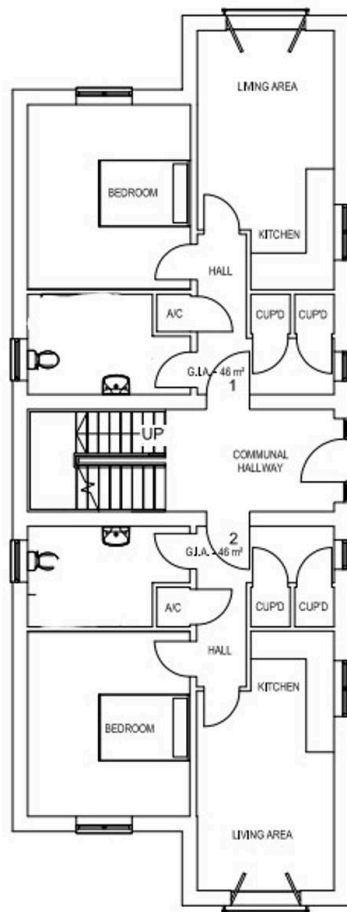
BALCONY 9'8" x 6'1" (2.94m x 1.85m)

Council Tax band: D

Tenure: Leasehold

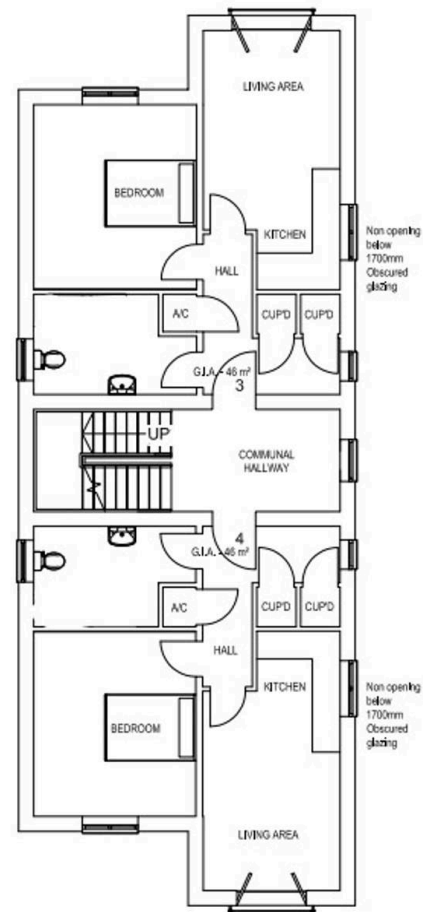
EPC Energy Efficiency Rating: B





GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100

Carruthers and Luck Sales and Lettings

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