



## Bazehill Manor Bazehill Road, Rottingdean, SUSSEX

£1,350 Per month

A furnished, SHORT TERM ONLY, ground floor apartment in ROTTINGDEAN with PRIVATE DECKED SEATING AREAS and FANTASTIC VIEWS OVER FIELDS. The apartment comprises one double bedroom with an En-Suite, a further bathroom, spacious living and dining room, fitted kitchen and gas central heating. Further benefits include a GATED ENTRANCE & INTERCOM SYSTEM. EPC Rating C. Council Tax Band E. Available from September.

## **To The Front**

Front door leading to hallway.

## **Hallway**

Two radiators, wall mounted heating thermostat, wall mounted intercom, wood flooring. Doors to

## **Living Area**

17'5" x 13'9" (5.32 x 4.20)

Radiator, door to hallway, cupboard housing boiler and fuses. Recess for feature fireplace. Double glazed sliding door to rear leading to decked area.

## **Dining Area**

9'6" x 9'2" (2.90 x 2.81)

Wood flooring, radiator.

## **Kitchen**

9'2" x 8'2" (2.81 x 2.50)

Range of kitchen fitments comprising wall and base units, wood roll edge work surfaces over, enamel single drainer sink unit with mixer taps, integrated 'Indesit' four ring induction hob with 'Hotpoint' extractor/filter over, built-in 'Hotpoint' microwave and built-in 'Zanussi' oven. Built-in fridge and freezer, built-in 'Hotpoint' washer dryer, dishwasher not usable. Double glazed sliding window to rear with amazing views of Farmland and communal garden.

## **Bedroom**

14'1" x 12'7" (4.30 x 3.86)

Radiator, double glazed sliding door leading to private decked area.

## **En-Suite**

Range of bathroom fitments comprising low level close coupled WC, walk-in shower with mains fed shower attachment and glass panel to side. Ladder style heated towel rail, double wash hand basins with mixer taps. Part-tiled walls, tiled floor.

## **Bathroom**

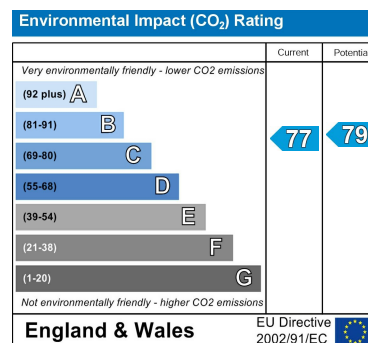
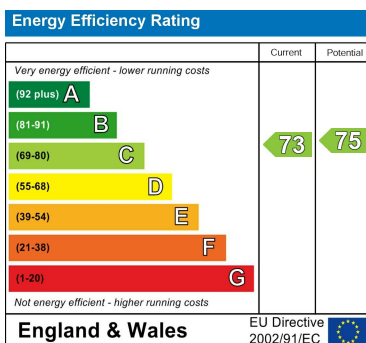
Range of bathroom fitments comprising panelled bath with mixer taps, low level close coupled WC. Vanity unit, inset enamel sink with mixer taps. Part-tiled walls, tiled floor.



GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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