



2



1



1



C



Description

Robert Luff & Co are delighted to offer to the market this beautifully presented two bedroom apartment ideally situated in this popular Southwick location just a stones throw away from Southwick green and close to local shops, schools, parks, bus routes, the mainline station and the seafront. The spacious accommodation comprises a communal entrance hallway leading up to the private entrance, two good-size bedrooms, a modern kitchen, a spacious lounge/diner and a shower room with walk-in shower. Other benefits include double glazing, gas fired central heating, having a long lease with low charges, a garage, off-street parking, and being CHAIN FREE.

Key Features

- Ground Floor Purpose-Built Flat
- Spacious Lounge/Diner
- Walk-In Shower Room
- Gas Central Heating & Double Glazing
- CHAIN FREE
- Two Good-Size Bedrooms
- Modern Kitchen
- Garage & Off-Road Parking
- Beautiful Communal Gardens
- Council Tax Band - C





Hallway

Intercom system, ceiling light, cupboard with shelving and hanging rail, radiator, cupboard with slatted shelving.

Kitchen

3.80 x 1.97 (12'5" x 6'5")

Tiled floor, part tiled walls, range of black gloss wall and base units, space for fridge/freezer, space for washing machine, space for dishwasher, built-in microwave and electric oven, built-in gas hob, built-in stainless steel extractor, double glazed window, built-in one and a half bowl stainless steel sink/drainer with chrome mixer tap, cupboard housing Combi boiler.

Lounge/Diner

4.73 x 3.66 (15'6" x 12'0")

Two radiators, TV point, Internet point, double glazed windows overlooking communal gardens.

Bedroom One

3.57 x 2.90 (11'8" x 9'6")

Radiator, built-in wardrobe with shelving and hanging rails, double glazed Tilt and turn window.

Bedroom Two

3.65 x 2.32 (11'11" x 7'7")

Radiator, double glazed window overlooking communal gardens.

Shower Room

2.71 x 1.53 (8'10" x 5'0")

Fully tiled floors and walls, walk-in shower unit with handheld shower and built-in rainfall chrome shower, low-level flush WC, corner sink with built-in storage, extractor fan, frosted double glazed window, chrome heated towel rail.

Garage

In nearby compound with up and over door.

Communal Gardens

Well maintained communal gardens with lawned and paved areas with variety of mature shrubs, trees and bushes.

Residents Parking

First come first serve basis.

Agent Notes

The vendor has advised us that there is approximately 947 years remaining on the lease
Annual Service Charge -£1,900 per annum paid in two equal 6 month instalments.
Annual Ground Rent - £7.50
EPC Rating - C



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

