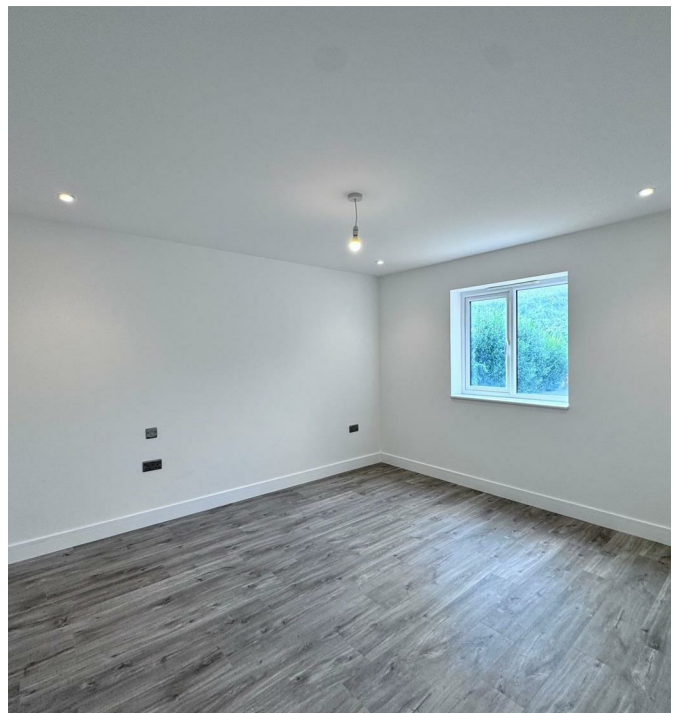


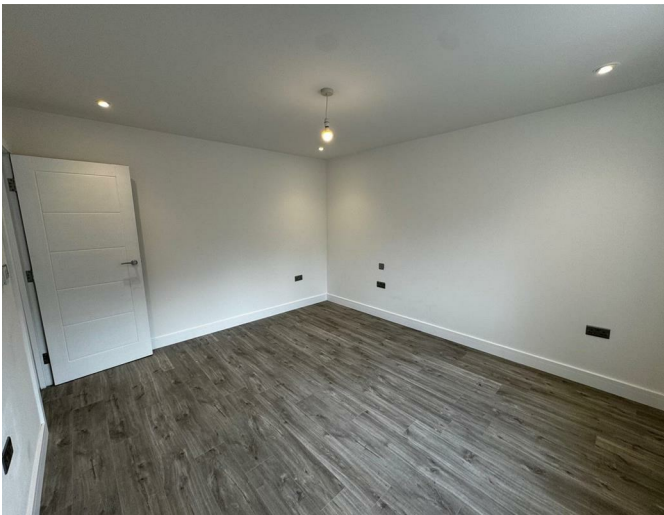


Imperial Court, Bannings Vale
Saltdean, Brighton

HEALY
& NEWSOM

EST. 1990





Imperial Court, Bannings Vale, Saltdean, Brighton, BN2 8DB

£220,000

We are pleased to have for sale this newly built, high specification, ground floor, one bedroom flat in a smart block in Saltdean. The flat comprises of a large hallway with two good sized storage cupboards, an open plan kitchen / living room. The kitchen is fitted with modern units, base cupboards and drawers and wall cupboards. The kitchen also benefits from a breakfast bar, there are also integrated appliances including an oven, hob, dishwasher and fridge/freezer. There is a large double bedroom with plenty of power points. The shower room has been finished to a high standard and is fully tiled with Italian tiles to the walls and floors.

The flat also has a small amount of outdoor space, overlooking the quiet car park.

The block has many luxury features such as video entry system, high spec integrated appliances, and benefits from allocated parking and a bike rack to the rear. The flat is finished with neutral decoration ready to put your own stamp on it!

The flat is leasehold with 123 year lease created on completion, and service charge of £100 per month.

Saltdean has a relaxed, residential atmosphere with local shops, cafés, and the iconic Saltdean Lido nearby. Good bus links connect it to central Brighton, making it popular with commuters and families who want quieter living while staying close to the city.

The property is chain free and would make a perfect first property, or a good investment.

Location

Located in Bannings Vale, just off Saltdean sea front and in close proximity to Saltdean Lido and Park. The best known building is the grade II* listed Saltdean Lido community centre, which includes a public library and iconic open air swimming-pool, other buildings in the area include the former Art Deco Grand Ocean Hotel.

The promenade and beach is just across the seafront road and there are regular bus services affording access to all parts of Saltdean, Brighton and beyond.

Additional Information

EPC rating: B

Internal measurement: 44.9 Square metres

Parking: Allocated parking and bicycle storage

Council tax band: To be confirmed

Tenure: Leasehold- 123 Years remaining (as advised by our client)

Maintenance charge: £100 per month (£1,200 per year)

Ground rent: No ground rent

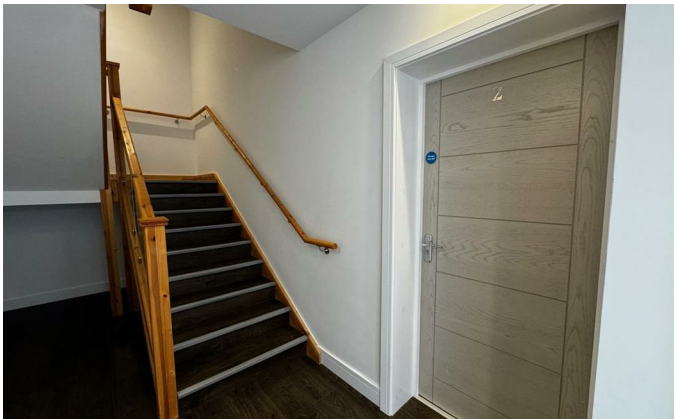
Ground Floor - Flat 2

Approx. 44.9 sq. metres



Total area: approx. 44.9 sq. metres

This Floorplan is for illustrative purposes only.
Measurements are approximate. Not to scale.
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Plan produced using PlanUp.



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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