

Regency

ESTATE AGENTS



25 KIPLING COURT, WESTWARD HO! EX39 1HY

£155,000

A good sized 3 bedroom top floor flat situated within walking distance of the beach and enjoying some stunning sea views whilst being offered in good decorative order with the benefit of gas fired central heating and allocated off road parking space. No Onward Going Chain

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Kipling Court is a Grade II listed building and forms part of what was originally the United Services College, where Rudyard Kipling was once educated. Enjoying a fine coastal outlook, the building is within reasonable walking distance of the beach & village amenities.

Located on the top floor, No25 is complete with 3 bedrooms whilst offering neutrally decorated accommodation with the benefit of gas fired central heating.

Sea views are enjoyed from the living room and main bedroom whilst the kitchen and bathroom are each in good functioning order.

The internal walls are believed to be studwork, therefore offering scope to alter the internal layout if desired.

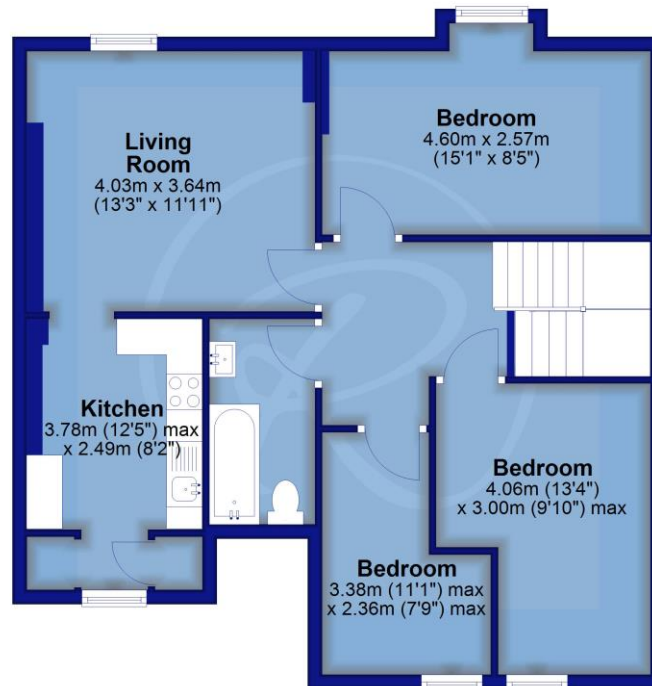
Leasehold: The balance of a 999 year lease commencing 1983, with a monthly service charge of £132.75 (correct as of April 2024), contributing to the maintenance of the building, upkeep of the communal areas & buildings insurance.

Agents Note: This property cannot be used as for holiday letting.

Services: All mains services are connected
Energy Performance Certificate: Exempt
Council Tax: BAND A (£1,590.47 per annum)



Approx. 70.2 sq. metres (756.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.