



Living in a community, within a light and spacious apartment in 'turn key' condition, is what is on offer from this property. The modern development was built in 2011 and is situated within extremely easy reach of local amenities, road links and transport facilities with access to green spaces for all residents. The apartment itself is situated on the first floor and benefits from gas central heating and double glazing. The modern and bright feel of the property is helped by having double aspect living/dining and kitchen space with double doors accessing the balcony. The kitchen is fully integrated with fridge/freezer, dishwasher and washing machine, giving sleek lines to the overall finish of the space. There is great storage with built in wardrobes in the bedroom and a deep storage cupboard within the hallway. The bathroom facilities are again modern and spacious with full bathroom suite on offer. Outside the apartment has its own allocated parking space and a secure bike shed, viewing will be essential to be able to fully appreciate what this apartment has to offer.

Price £195,000
Tenure Leasehold | Council Tax- B



Entrance Hall

Door to front. Hard wearing vinyl flooring. Built in cupboard. Entry phone system. Radiator. Inset ceiling LED lights.

Lounge/Diner - 3.81m x 3.63m (12'6" x 11'11")

Double aspect room with double glazed windows to rear and side and French doors leading to sun balcony with fitted blinds. Hard wearing vinyl flooring. Radiator. Telephone point and TV point. Open plan to kitchen.

Kitchen - 4.04m x 2.95m (13'3" x 9'8")

Inset LED ceiling lights. Fully fitted with a range of modern wall and base units housing gas boiler, integral fridge/freezer, slimline dishwasher and washing machine. Single Zanussi electric oven. Work surfaces with inset stainless steel I and 1/2 bowl sink and drainer unit and 4 burner gas hob with stainless steel splashback and cooker hood.

Sun Balcony - glass and chrome with wood block flooring.

Bedroom One - 3.3m x 3.07m (10'10" x 10'1")

Double glazed window to side with fitted blinds. Built in wardrobes. Radiator.

Bathroom

Hard wearing vinyl flooring and partially tiled walls. Inset ceiling LED lights. Extractor fan. Chrome towel rail. Modern suite comprising of bath with mixer taps and wall mounted shower over, wash hand basin and W.C.

Allocated Parking & Secure Bike Store

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Approximate total area⁽¹⁾
478.79 ft²
44.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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