



OXFORD FAMILY ESTATES
Property Sales and Services



Sunningdale Close, Chapel St Leonards

Reduced to £50,000

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Oxford Family Estates is delighted to add this 2 bedroom flat in Sunningdale close to our portfolio. This well presented first floor flat with comfortable sized bedrooms and lounge is situated just a 4 minute walk to the village green, bus stop and access to the beach. Furthermore the sale of the property benefits from having no onward chain. Speak to us today to arrange your viewing.

Lounge 3.04m x 4.13m (9'11" x 13'6") Enter the property via a Upvc door into the good size lounge with doorways leading to all further rooms. Upvc double glazed windows to front elevation making for a light room. Electric panel heater.

Kitchen 2.33m x 2.45m (9'7" x 16'5") Kitchen fitted with a range of wall and base units with electric fan cooker with extractor over. Beko washing machine. Tower fridge freezer. Upvc double glazed window to rear elevation and tiled splash backs. Electric panel heater.

Bedroom 1 2.35m x 3.32m (7'8" x 10'10") Double bedroom with Upvc double glazed window to rear elevation. Corner cupboard, housing hot water tank with some storage available. electric panel heater.

Bedroom 2 2.35m x 3.29m (7'8" x 10'9") Double bedroom with Upvc double glazed window to front elevation. Electric panel heater.

Bathroom 1.96m x 2.92m (6'5" x 9'6") Partly tiled walls and vinyl flooring. Bath with electric shower above. Low level toilet and vanity unit with sink. Electric heated towel rail and Upvc obscured double glazed window to side elevation. Walled fully with mermaid boarding.

Outside Private parking area services both sets of flats at the end of the cul-de-sac. Lockable gates to external stairs at the rear of the property lead up to the first floor balcony which shares access with one other flat. Rear communal gardens run alongside Sandy Lane which is a small lane leading to the beach and cafes in the village.

Leasehold Oxford Family Estates understands the term of the lease is 63 years from 5 April 1981. Annual ground rent: £75, Annual service charge: £850,





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- ****NO ONWARD CHAIN****
- 2 double bedrooms
- First floor flat
- Ideal location close to village centre and beach
- Private Parking
- White goods included - ready to move into
- Upvc double glazed frontage
- Short walk to bus stop and local amenities
- Leasehold
- EPC rating E, Tax band A.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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