



OXFORD FAMILY ESTATES  
Property Sales and Services

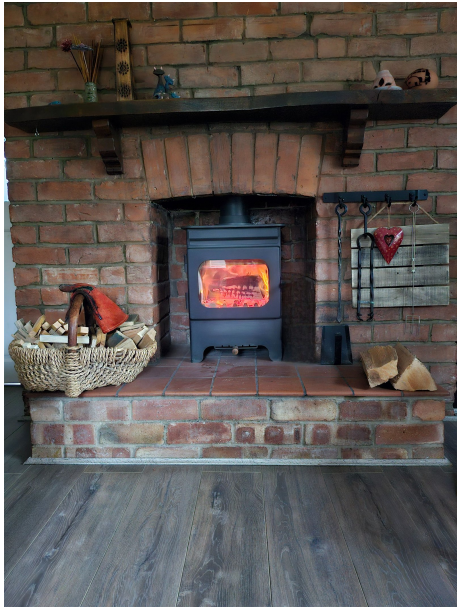
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Flat 6, The Villas, Sea Bank Road, Chapel St. Leonards  
£95,000

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Oxford Family Estates are pleased to offer a great opportunity to acquire a 1 Bedroom flat with a sea view. The property benefits from a lovely feature fireplace with working log burner in the lounge, a fully fitted kitchen complete with all white goods, a bathroom with walk in shower, a double bedroom and its own allocated parking bay.

Viewing is highly recommended to fully appreciate the property.

**Kitchen** 4.54m x 3.68m (14'10" x 12') Enter the property through a partially double glazed Upvc door into this welcoming and modern kitchen. Fitted with a range of base and wall units with dark wood effect laminate flooring. Dual aspect with Upvc double glazed windows to both front & rear elevations and matching fitted fly screens. Hoover tumble dryer and washing machine. Hotpoint electric oven, grill and hob. Hotpoint tower fridge freezer. There is an Ariston under-sink hot water system fitted. Space for 4 seater dining set. Loft hatch.

**Lounge** 3.64m x 3.57m (11'11" x 11'8") Dual aspect with Upvc double glazed windows rear and side elevations with fitted matching fly screens. Brick chimney with log burner on brick and tiled hearth. Dark wood effect laminate flooring. Dimmable ceiling light and fan.

**Bedroom** 3.61m x 2.39m (11'10" x 7'10") Dual aspect double bedroom with Upvc double glazed windows to front and side elevations. Furnished with double bed, wardrobe and drawers and cabinets.

**Bathroom** 2.67m max x 1.74m max (8'9"max x 5'8"max) With a walk in electric shower with mermaid boarding, vinyl flooring and tiled Walls.. Pedestal basin and low level toilet. Electric heated towel rail. Built in cupboard with sliding door. Obscure Upvc double glazed window to side elevation with matching fitted fly screen. Loft hatch.

**Outside** Access from Sea Bank Road into private car park. 2 sets of steps up to the balcony servicing the flat and 1 other. The flat benefits from an assigned parking space & assigned brick shed.

**Leasehold** The length of the lease is 999 years from 19th March 1984, we understand the ground rent to be £92.00 per annum and the last annual service charge was £390.72.







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

- One Bedroom Flat
- 2nd floor
- Partial sea views from lounge
- 30 second walk to beach front
- Log Burner
- Kitchen Diner
- Allocated Parking Space
- Brick built shed
- Leasehold - Over 900 years
- Tax Band A, EPC Rating TBC



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