



OXFORD FAMILY ESTATES  
Property Sales and Services

rightmove 



# 10 Sunningdale Close, Chapel St. Leonards

£55,000

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**Lounge** 4.15m x 3.04m (13'7" x 9'11") Enter the property through a Upvc part double glazed door into the lounge with a large front facing Upvc double glazed window. Freestanding Haverland electric radiator. TV wall bracket with 40in Sony brsvia TV. Currently laid out with 2 seater and 3 seater faux leather settees. Led wall lighting with USB sockets. Folding table. Box storage units, coffee table and shoe rack. Skylight effected ceiling light

**Kitchen** 2.42m x 1.60m (7'11" x 5'2") Gloss light grey wall and base units with beko washing machine, tower fridge freezer, Lamona Electric hob and extractor fitted above. Lamona Electric oven and Stainless steel sink with mixer tap below Upvc double glazed window to rear elevation.

**Bedroom 1** 3.30m x 2.36m (10'9" x 7'8") Double bedroom with bedside drawers and separate wardrobe and drawers. Upvc double glazed window to front elevation with fitted blinds.

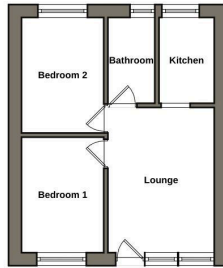
**Bedroom 2** 3.30m x 2.35m (10'9" x 7'8") Single bed with pullout to make a double, wardrobe and dresser. Bush condenser tumble dryer and built in cupboard housing Stelflow electric boiler and providing additional storage space. Upvc double glazed window to rear elevation.

**Bathroom** 2.40m x 1.34m (7'10" x 4'4") Bath & shower screen with mixer shower head fitted to taps above. Low level toilet and vanity unit sink with mirror fitted above. Electric heated towel rail and obscure Upvc double glazed window to rear elevation.

**Outside** First floor end flat with a balcony frontage with no one else passing by it so nice and private. There is ample communal parking space below and communal green areas.

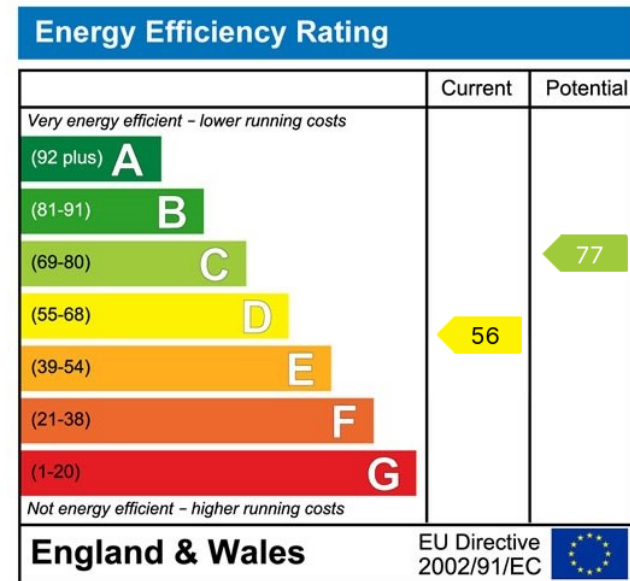
**Lease** Oxford Family Estates understands the term of the lease is 63 years from 5 April 1978, meaning at the time of listing this property, there are 16 years left on the lease. Annual ground rent: £50, Annual service charge: £1099.28, insurance £117. We understand the leases can be extended but we are unable to provide accurate costs for the lease extension as this would need to be done in conjunction with your conveyancer.





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

- First Floor Flat
- Fully Furnished
- Two Double Bedrooms
- End Flat So Private Balcony To Front
- Bright Lounge
- Communal Off Road Parking
- Close To Beach Front
- Close To Village Ammenities
- Leasehold Details Below
- Tax Band A EPC Rating D



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