

Ist Call

SALES AND LETTINGS



Southbourne Grove, Chalkwell, SS0 9UT

£220,000

This spacious two bedroom first floor flat is situated just a 'stones throw' from Chalkwell Park and therefore within easy access of Chalkwell rail station and the seafront. Offered with no onward chain the property boasts a 17'6 front lounge, large master bedroom and a good sized second bedroom. With a fitted kitchen and modern bathroom the property further benefits from double glazed windows and gas central heating as well as a 161 year remaining lease term and an internal viewing is recommended.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Staircase to first floor landing, radiator, loft access, doors off to...

Lounge 17'6 x 14'9 into bay (5.33m x 4.50m into bay)



Large double glazed bay window and additional double glazed window to front, radiator, fireplace with inset gas fire, coved ceiling...



Bedroom One 11'8 x 11'1 (3.56m x 3.38m)



Double glazed window to rear, radiator, coved ceiling...

Bathroom 6'8 x 5'5 (2.03m x 1.65m)



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, extractor fan, obscure double glazed window to side...

Kitchen 8'3 x 6'9 (2.51m x 2.06m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine, matching wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to side...

Bedroom Two 10'7 x 7'10 (3.23m x 2.39m)



Double glazed window to rear, radiator...

Agents Note

We understand that the property has 161 years remaining lease term with an annual Ground Rent of £50 and an annual Buildings Insurance premium in the region of £527...

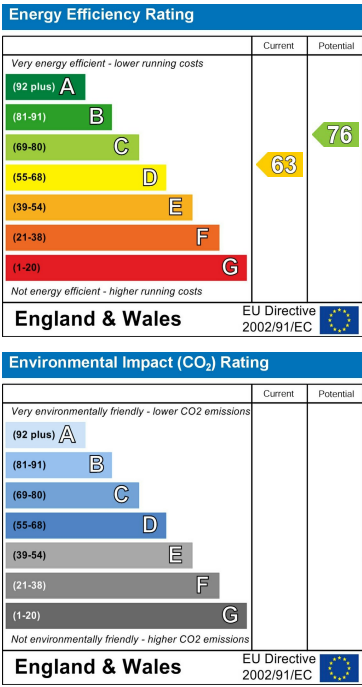
Floor Plan



Area Map



Energy Efficiency Graph



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