



Hyman

Estate & Letting



Hill

Agent

2 Albion House, Whiterock Place, BN42 4BB

OIEO £225,000

Leasehold

01273 597730

- Two double bedroom ground floor apartment
- Well presented throughout
- Direct access onto lawned communal gardens
- 16'5 lounge/diner
- Modern fitted kitchen & bathroom
- Double glazing & gas central heating
- Easy reach of transport & amenities
- No on-going chain



INTRODUCTION

Hyman Hill are delighted to provide the opportunity to purchase this bright and spacious two double bedroom ground floor apartment situated in this purpose built development on level ground and within easy reach of amenities and transport facilities. The property offers many features to include; 16'5 lounge/diner with French doors leading onto lawned communal grounds, spacious fitted kitchen, fitted bathroom, double glazing and gas central heating and no on-going chain.

Southwick Square can be found within easy walking distance with its comprehensive range of independent and corporate shops, library, doctor's surgery and community centre. Southwick Railway Station providing routes east and west and links to London is located less than 0.2 miles away and the number 700

bus stop can be found on the coast road. With very reasonable outgoings an internal viewing comes highly recommend, - particularly if you are a first time buyer of buy to let investor!

SECURE COMMUNAL ENTRANCE

Controlled via entry phone system, door to:

ENTRANCE HALL

Two recessed double storage cupboards with additional storage cupboards above, radiator, wall mounted entry phone handset, further recessed storage cupboard, grey oak laminate flooring, smoothed ceiling, doors giving access to:

LOUNGE/DINER

16' 5" x 12' 6" (5m x 3.81m) Double glazed southerly aspect French door with sidelight windows overlooking and leading to small patio area and onto the lawned communal grounds, radiator, television point, wall mounted central heating thermostat control panel, smoothed and coved ceiling, obscured glazed sliding door leading to:

FITTED KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m) Double glazed window to rear. Matching range of white high gloss fronted base, drawer and wall mounted units with contrasting wood effect roll edge work surfaces incorporating; inset composite single drainer sink unit with mixer tap, inset four ring stainless steel gas hob with concealed extractor unit over, built in 'Electrolux' oven, place and plumbing for washing machine, space for tumble dryer, space for free standing upright fridge/freezer, wall mounted 'Worcester' combination boiler, tiled splash-backs, tiled flooring, smoothed and coved ceiling.

BEDROOM ONE

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed southerly aspect window to front, radiator, recessed double wardrobe/storage cupboard, smoothed and coved ceiling.

BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window to rear, radiator, grey oak wood effect laminate flooring, smoothed and coved ceiling.

BATHROOM

Obscured double glazed window to rear. White suite with chrome fittings incorporating; panel enclosed bath with mixer tap and shower attachment having additional wall mounted thermostatic shower controls, riser rail and shower attachment over, low level button flush WC, wash hand basin with mixer tap and storage cupboard under, chrome heated ladder towel rail/radiator, tiled walls, tiled flooring.

EXTERNAL STORAGE CUPBOARD

6' 01" x 5'10" Private spacious and secure storage cupboard, ideal for bike storage etc.

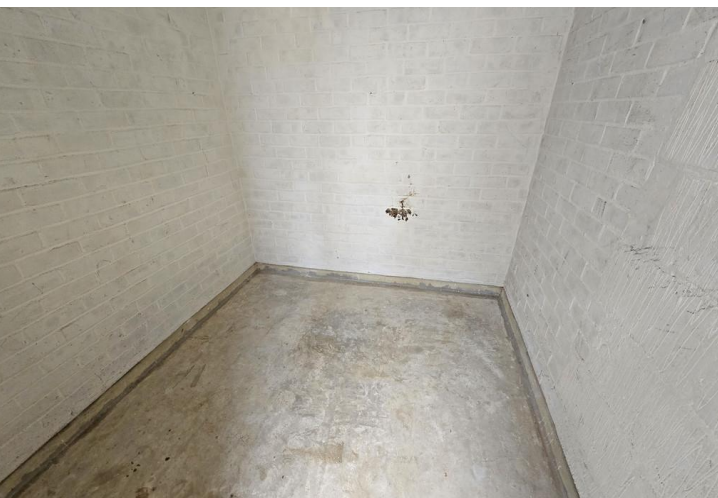
LEASE & OUTGOINGS

Lease: 125 years from February 1987 - 88 years remaining.

Service Charge: £807.97 per annum (2024/2025). This is an estimated figure and credit is applied if the actual repairs and services to the building are calculated at less.

Ground Rent: £10 per annum.





Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

2 Albion House, Southwick

COUNCIL TAX BAND

Tax band B - £1,796.98 (2024/2025) per annum

TENURE

Leasehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.