

Offers In Excess Of £150,000 Freehold

- Ground Floor Flat
- Double Bedroom
- Spacious Lounge/Diner Courtyard Garden
- Unallocated Parking
- EPC Rating TBC
- Buy To Let Investors ONLY Council Tax Band A

#### \*\*\*BUY TO LET INVESTORS ONLY.\*\*\*

We are delighted to offer this well-presented ground-floor flat ideally situated in this favoured central location just yards from the town centre shops and restaurants and with the beach, bus routes, parks, schools, and the mainline station all nearby, making this the perfect investment opportunity. Accommodation comprises a kitchen, a spacious lounge/diner, a double bedroom, and a shower room. Other benefits include the freehold to the whole building, with the upstairs flat having 63 years remaining on the lease, unallocated off-road parking, a courtyard garden, and a tenant in there for three years on an AST agreement paying £800 per calendar month.





#### **Accommodation**

# **Unallocated Parking Space**

# Lounge/Diner 17'2" x 13'1" (5.24 x 4.00)

Radiators. Dual aspect double glazed windows and front door.

# Kitchen 11'10" x 4'6" (3.61 x 1.38)

Tiled splashback. Wall, drawer, and base units. Integrated oven and four ring electric hob. Basin and drainer. Double glazed window and velux window. Space for washing machine and fridge/freezer. Worcester combo boiler with wall mounted thermostat. Spotlights.

# Bedrooom 13'3" x 7'7" (4.05 x 2.33)

Double glazed window and door to courtyard. Built-in wardrobe. Radiator.

#### Shower Room

Fitted shower cubicle with wall mounted shower and controls. Back to wall WC. Wall mounted heated towel rail. Wash hand basin inset into a vanity unit below. Double glazed frosted window.

#### Courtyard Garden

Wall enclosed courtyard garden with astro turf floor.





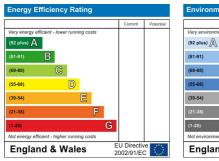


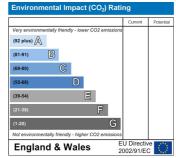


Floor Plan Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 38.2 sq. metres (410.8 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.