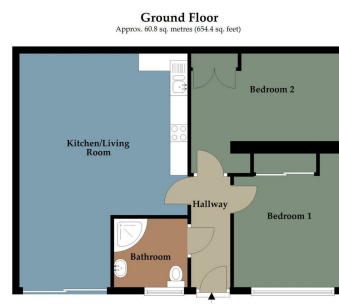


1 Highcliffe Court, Langland, SA3 4TQ



Total area: approx. 60.8 sq. metres (654.4 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed that property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanIt.

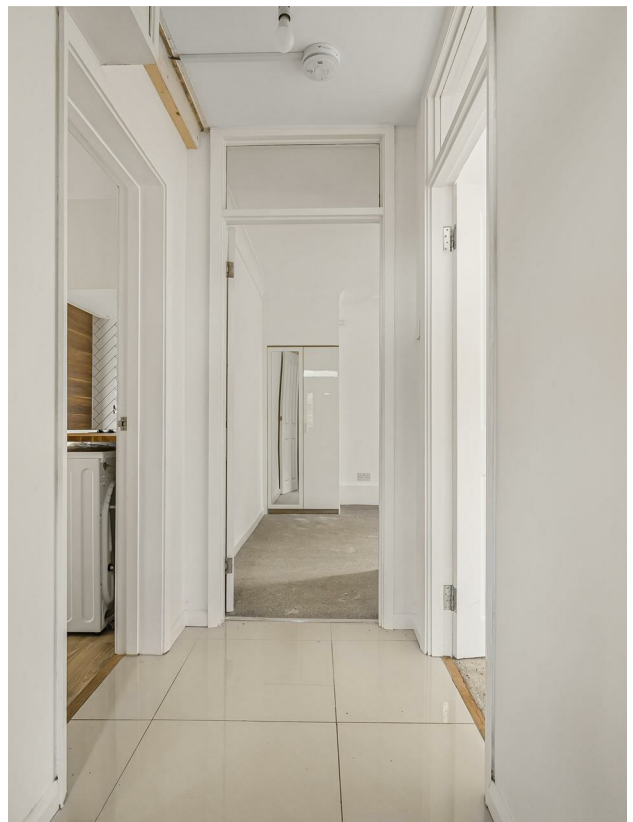
£225,000



1 Highcliffe Court, Langland, SA3 4TQ

This charming two-bedroom ground floor apartment offers a rare combination of comfort, convenience, and coastal living. Boasting its own private entrance, the property provides a welcoming sense of independence and privacy. With a floor area of 654 square feet, the accommodation is well laid out, featuring a light and airy open-plan living and kitchen area where partial sea views create a relaxing backdrop.

Both bedrooms are generously proportioned, and the overall space is ideal for those seeking a permanent home, a holiday retreat, or an investment opportunity. Situated close to the highly regarded Langland Bay, renowned for its sandy beach and scenic coastal walks, this property invites you to enjoy the very best of seaside living. Offered for sale with no onward chain, it is ready for immediate occupation and provides an excellent opportunity to secure a desirable home in a sought-after location.



Entrance

Via a double-glazed PVC door into the hallway.

Hallway



With a door to the bathroom. Doors to bedrooms. Door to the kitchen living area. Tiled floor.

Bathroom

5'11" x 6'0"



You have a frosted double-glazed window to the front. Suite comprising corner shower cubicle. WC. Wash hand basin, Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom One

12'5" x 10'9"



You have a set of double-glazed windows to the front. Doors to built-in wardrobes. Electric radiator.

Bedroom One (Virtually Staged)



Bedroom One



Bedroom Two

10'7" x 12'4"



You have a set of double-glazed windows to the side. Doors to built-in wardrobe.

Bedroom Two (Virtually Staged)



Kitchen/Living Area



Kitchen/Living Area
18'8" x 16'5"



Kitchen/Living Area



You have a double-glazed sliding door to the front. Electric radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one-and-a-half bowl sink and drainer unit. Four-ring induction hob with extractor hood over. Space for American-style fridge freezer. Washing machine. Integral dishwasher. Integral oven and grill. Integral microwave. Part-tile walls.

Kitchen/Living Area



Kitchen/Living Area (Virtually Staged)



Agents Note

There is a separate designated storage area in the communal basement room for exclusive use by this apartment. Parking is available, parking is permitted adjoining the apartment (current vendors have agreement with the management company for a allocated parking space to be constructed after planning permission has been granted). Leasehold - the residue of 999-year lease plus a share of the freehold.

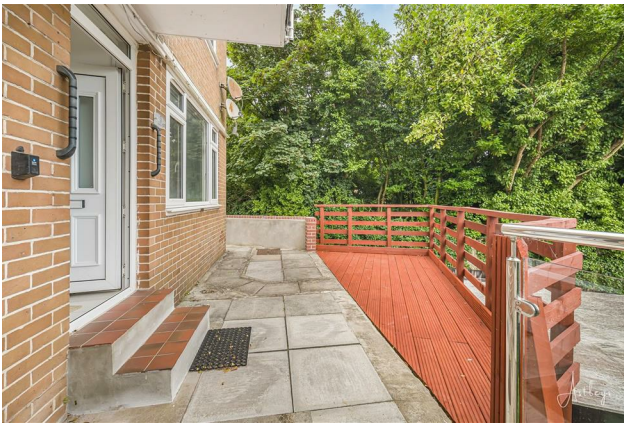
Another Aspect



Aerial Aspect



Front



Aerial Aspect



Front



Aerial Aspect



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - C

Tenure

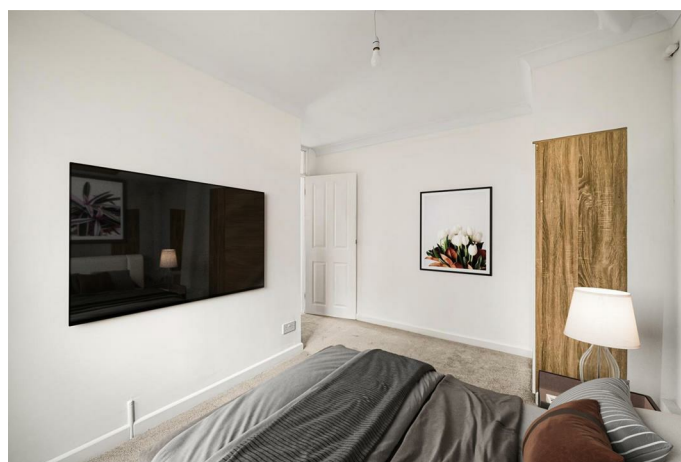
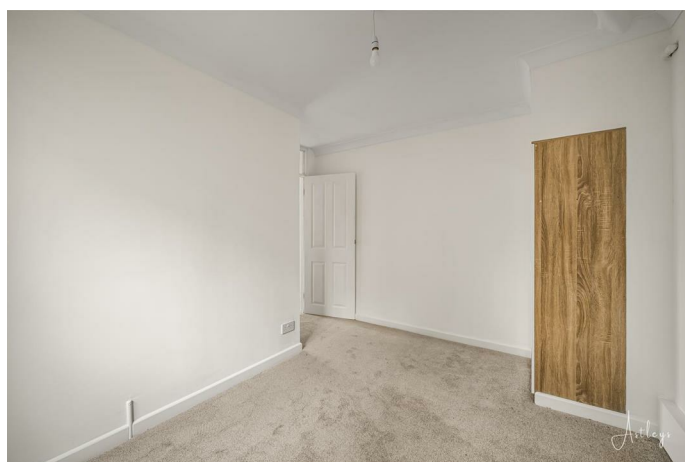
Leasehold.

Aerial Aspect



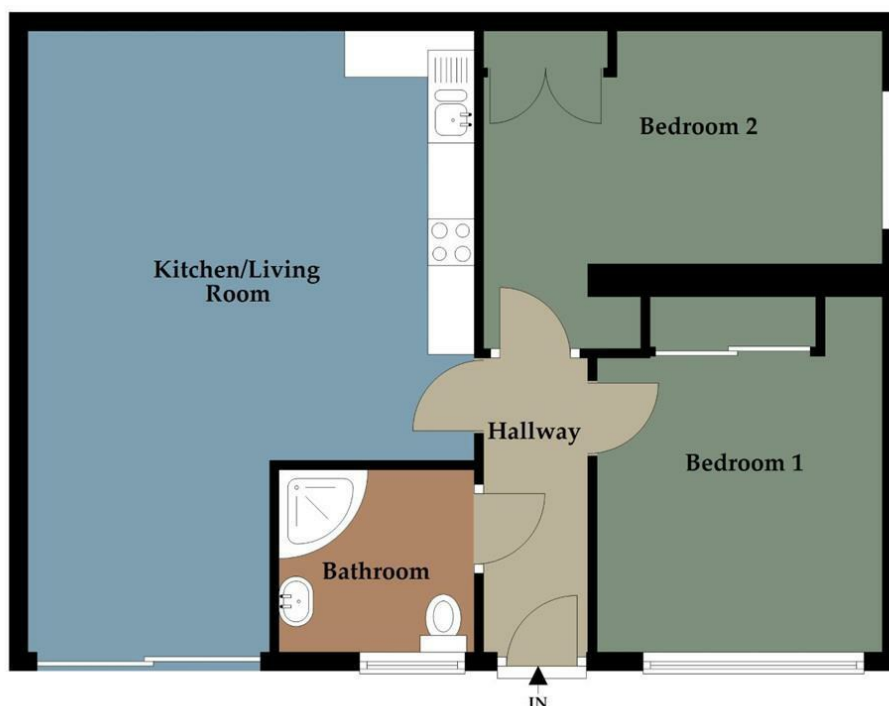
Aerial Aspect





Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	