



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £159,950



## 20 Church Bailey, Westham, BN24 5NQ

A CHAIN FREE two bedroom retirement maisonette enviably located in Westham within comfortable walking distance of the High Street and its mainline railway station. Set in wonderful lawned communal gardens the flat is on the first floor which is accessed via a private entrance and stairlift. The accommodation comprises of two double bedrooms, a spacious double aspect lounge, refitted bathroom and kitchen. Church Bailey benefits from a residents lounge, laundry room, guest suite and hair salon. An internal inspection comes very highly recommended.

20 Church Bailey,  
Westham, BN24 5NQ

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## Main Features

- Westham Retirement Maisonette
- 2 Bedrooms
- First Floor
- Double Aspect Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Residents Lounge, Laundry Room, Guest Suite & Hair Salon
- CHAIN FREE

## Entrance

Private entrance door with stairlift to first floor landing.

## Landing

Electric radiator. Loft access (not inspected). Large walk-in cupboard with light. Airing cupboard housing water cylinder.

## Double Aspect Lounge

19'7 x 10'9 (5.97m x 3.28m)

Feature fireplace with tiled surround and hearth. Electric radiator. Coved ceiling. Double glazed windows to front and side aspects.

## Fitted Kitchen

10'4 x 7'11 (3.15m x 2.41m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Wall mounted electric heater. Double glazed window to rear aspect.

## Bedroom 1

12'5 x 9'1 (3.78m x 2.77m)

Electric radiator. Coved ceiling. Built-in wardrobes. Double glazed window to rear aspect.

## Bedroom 2

11'2 x 9'1 (3.40m x 2.77m )

Electric radiator. Coved ceiling. Built-in wardrobes with mirrored doors. Double glazed window to front aspect.

## Modern Bathroom/WC

Refitted white suite comprising panelled bath with chrome mixer tap, shower screen & shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Coved ceiling. Extractor fan. Frosted double glazed window.

## Other Details

Communal facilities include landscaped lawned communal gardens, residents lounge, guest room, laundry room and hairdressing salon. There is also an activities and craft room displaying examples of residents work.

EPC = D

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Awaiting confirmation**

**Maintenance: £195pcm**

**Lease: 99 years from 1989. We have been advised of the lease term, we have not seen the lease.**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.