



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £174,950



## 15 Church Bailey, Westham, BN24 5NQ

A CHAIN FREE two bedroom retirement apartment with private entrance door and GARAGE. Enviably located in Westham within comfortable walking distance of the High Street and its mainline railway station the flat provides spacious and well proportioned accommodation. Benefits include two double bedrooms, both with build-in wardrobes, spacious lounge, fitted kitchen/breakfast room and refitted shower room. The flat is set in pleasant lawned communal gardens and has a residents lounge, laundry room, guest suite and hair salon. An internal inspection comes highly recommended.

15 Church Bailey,  
Westham, BN24 5NQ

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## Main Features

- Westham Retirement Maisonette
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- Shower Room/WC
- Double Glazing
- Residents Lounge, Laundry Room, Guest Suite & Hairdressing Salon
- Garage
- CHAIN FREE

## Entrance

Private entrance door with internal staircase to first floor.

## Landing

Electric radiator. Walk-in storage cupboard with light. Loft access (not inspected).

## Lounge

17'9 x 10'0 (5.41m x 3.05m )

Electric radiator. Coved ceiling. Feature fireplace with inset coal effect fire. Double glazed window to front aspect. Door to -

## Fitted Kitchen/Breakfast Room

9'8 x 7'7 ( 2.95m x 2.31m )

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

## Bedroom 1

13'0 x 8'4 (3.96m x 2.54m )

Electric radiator. Coved ceiling. Built-in wardrobe with mirrored doors. Television point. Double glazed window to rear aspect.

## Bedroom 2 (Currently Used As A Dining Room)

10'4 x 6'3 (3.15m x 1.91m )

Coved ceiling. Built-in wardrobe. Double glazed window to front aspect.

## Shower Room/WC

Suite comprising walk-in shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Wall mounted 'Dimplex' heater. Built-in cupboard housing water cylinder. Frosted double glazed window.

## Other Details

Church Bailey is set in landscaped communal gardens and benefits from a residents lounge, laundry room, guest room and hairdressing salon. There is also an activities and craft room displaying examples of residents work.

## Parking

The flat has a garage (No. 8) in a nearby block that has an up & over door, power and light.

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: £202.89 per calendar month**

**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.