



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£345,000



5 Sussex Gardens, East Dean, BN20 0JF

Enviably situated in the wonderful village of East Dean, this well proportioned two bedroom ground floor apartment has a delightful private garden. Located yards from local shops the flat benefits from a spacious lounge/dining room that opens onto the conservatory, a refitted kitchen, shower room, double glazing and gas central heating. There is a garage to the front and the flat is being sold with a share of the freehold. With glorious downland views from the rear and garden, an internal inspection comes highly recommended.

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Main Features

- Well Proportioned East Dean Garden Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Conservatory
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Gas Central Heating
- Private Rear Garden
- Garage

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

L-Shaped Hallway

Radiator. Two built-in cupboards. Wood effect flooring.

Cloakroom

Low level WC. Vanity unit with inset wash hand basin and cupboards below. Part tiled walls.

Lounge

15'5 x 13'7 (4.70m x 4.14m)

Radiator. Television point. Wood effect flooring. Double glazed window over looking the private garden with double glazed door to -

Conservatory

9'1 x 8'0 (2.77m x 2.44m)

Brick built with double glazed windows and door to garden. Radiator. Light.

Fitted Kitchen

9'4 x 7'8 (2.84m x 2.34m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Part tiled walls. Tiled floor. Wall mounted gas boiler. Plumbing and space for washing machine. Space for upright fridge/freezer. Double glazed window.

Bedroom 1

12'7 x 11'9 (3.84m x 3.58m)

Radiator. Fitted wardrobes. Wood effect flooring. Two double glazed windows to rear aspect.

Bedroom 2

7'8 x 7'7 (2.34m x 2.31m)

Radiator. Double glazed window.

Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Radiator. Frosted double glazed window.

Outside

The wonderful private garden is mainly laid to lawn and patio with flower beds and borders, a wooden shed and gated side access. The garden provides lovely far reaching views towards the South Downs.

Parking

There is a garage to the front with an up & over door.

EPC = C

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: N/A

Maintenance: £800 paid half yearly

Lease: 958 years remaining on the lease. 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.