



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£125,000 - £130,000



1 Bedroom



1 Reception



1 Bathroom



4 Wallsend House, Richmond Road, Pevensey Bay, BN24 6AU

GUIDE PRICE £125,000-£130,000

An extremely well presented one bedroom first floor apartment forming part of this attractive development situated in the heart of Pevensey Bay. Within easy walking distance of local shops and the beachfront the flat has been recently decorated and is being sold CHAIN FREE. Benefits include a security entryphone system, light & airy double aspect lounge with fitted open plan kitchenette, a double bedroom with en-suite shower room and further cloakroom. The flat has an allocated parking space and an internal inspection comes very highly recommended.



www.town-property.com



info@townflats.com

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Road, Pevensey Bay, BN24 6AU

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Main Features

- Purpose Built Pevensey Bay Apartment
- 1 Bedroom
- First Floor
- Open Plan Lounge/Kitchen
- En-Suite Shower Room
- Seperate WC
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs to first floor landing and private entrance door to -

Hallway

Entryphone handset. Spotlights. Mains smoke alarm. Door to -

Open Plan Lounge/Kitchen

14'9 x 14'6 (4.50m x 4.42m)

Range of high gloss fitted wall and base units with drawers beneath and worktops over. Inset single drainer sink unit with mixer tap. Inset four ring electric hob with electric oven beneath and extractor hood above. Integrated tall fridge/freezer. Integrated washing machine. Kick board heater. Main fire alarm. Electric heater. Television/satellite point. Two double glazed windows to front and side aspect.

Bedroom

10'5 x 9'5 (3.18m x 2.87m)

Electric heater. Double glazed window to side aspect. Door to -

En-Suite Shower Room

White suite comprising large walk in shower cubicle with electric power shower. Wash hand basin with mixer tap. Extractor fan. Spotlights. Heated towel rail. Mirror.

Seperate WC

White suite comprising Low level WC. Wash hand basin with mixer tap and vanity unit. Wall mounted fuse board. Extractor fan. Mirror.

Parking

The flat benefits from an allocated parking space.

EPC = D.

Council Tax Band = A.

Agents Note:

Please note, the photography and 360 virtual tour was prepared in 2023 prior to the current tenancy which is due to end soon.

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: £150 half yearly.

Maintenance: £1640.02 half yearly.

Lease: 125 years from 2015. 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.