



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**Guide Price**  
**£200,000-£210,000**

2 Bedroom

1 Reception

1 Bathroom



**2 Speystead Court, Val Prinseps Road, Pevensey Bay, BN24 6JL**

**\*\*GUIDE PRICE £200,000 - £210,000\*\***

A well presented 2 bedroom ground floor apartment with private entrance door enviably situated yards from Pevensey Bay's beachfront. Providing well proportioned accommodation the flat benefits from 2 double bedrooms, a refitted kitchen, sealed unit double glazing and gas central heating. Pevensey Bay's high street is within easy walking distance and the flat is being sold with a share of the freehold. An internal inspection comes highly recommended.

### Main Features

- Well Presented Pevensey Bay Apartment
- 2 Double Bedrooms
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Garage
- Private Entrance Door

### Entrance

Private entrance door to -

### Hallway

Radiator. Coved ceiling. Built-in cupboard housing gas boiler. Wood effect flooring.

### Lounge/Dining Room

14'4 x 10'6 (4.37m x 3.20m )

Radiator. Coved ceiling. Wall lights. Television point. Double glazed window.

### Fitted Kitchen

10'4 x 7'1 (3.15m x 2.16m )

Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Space for fridge/freezer. Plumbing and space for washing machine. Breakfast bar. Part tiled walls. Radiator. Wood effect flooring. Double glazed window.

### Bedroom 1

10'11 x 10'7 (3.33m x 3.23m )

Radiator. Coved ceiling. Double glazed window.

### Bedroom 2

11'2 x 7'5 (3.40m x 2.26m )

Radiator. Coved ceiling. Built-in cupboard. Double glazed window.

### Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Radiator. Frosted double glazed window.

### Parking

The flat has a lock-up garage with an up & over door to the rear.

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: £960 per annum**

**Lease: 999 years from 1992. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | E. [info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.