



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £214,950



2 Bedroom



1 Reception



1 Bathroom



### 3 Meachants Court, Meachants Lane, Willingdon, BN20 9LR

An extremely spacious and well proportioned two bedroom ground floor apartment situated at the foot of the South Downs in Willingdon. The flat benefits from two double bedrooms, bay windowed lounge, double glazing and replacement electric heating. Local shops can be found nearby at Willingdon Triangle and Freshwater Square. Being sold with a share of the freehold an internal inspection comes very highly recommended.

## Main Features

- Spacious Willingdon Apartment
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Replacement Electric Heating
- Lock-Up Storage Room

## Entrance

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

## Hallway

Night storage heater. Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder.

## Bay Windowed Lounge

19'6 x 11'1 (5.94m x 3.38m )

Feature fireplace with tiled surround and hearth. Dimplex electric heater. Double glazed bay window to front aspect.

## Fitted Kitchen

8'11 x 7'0 (2.72m x 2.13m )

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Double glazed window.

## Bedroom 1

15'9 x 9'9 (4.80m x 2.97m )

Dimplex electric heater. Coved ceiling. Built-in double wardrobe. Double glazed window to front aspect.

## Bedroom 2

11'1 x 9'11 (3.38m x 3.02m)

Dimplex electric heater. Coved ceiling. Double glazed window to rear aspect with views towards the South Downs.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and handheld shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

## Other Details

The flat has a private lock-up storage room in the communal hallway.

EPC = D

Council Tax Band = B

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: £300 per quarter**

**Lease: 999 years from 1967. 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.