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We are delighted to offer this beautifully positioned sixth floor apartment, enjoying exceptional panoramic sea views, a private south west facing balcony and the added benefit of off road parking. Occupying an enviable elevated position, this bright and spacious home offers well proportioned accommodation and breathtaking coastal and Downs views from many of the principal rooms.

Accessed via a secure communal entrance with entry phone system, the building offers both lift and staircase access to the sixth floor. The private front door opens into a welcoming entrance hall with two generous storage cupboards, including a deep shelved cupboard with hanging rails and a separate airing cupboard.

The impressive lounge/dining room is a wonderful space for both relaxing and entertaining, featuring a large west facing window and French doors opening onto the private south west facing balcony, where the panoramic sea views can be fully appreciated.

The kitchen is fitted with an extensive range of wall and base units complemented by generous work surfaces and tiled splashbacks. It includes an electric oven and gas hob with extractor above, space and plumbing for both a washing machine and dishwasher, additional space for a freestanding fridge freezer and a cupboard housing the boiler.

The bathroom is fitted with a modern white suite comprising a vanity wash hand basin with storage beneath, WC and a panelled bath with rainfall shower over, complemented by attractive tiled flooring and part tiled walls. There is also a separate storage room, formerly a WC, which has been converted by previous owners to provide excellent storage for larger items such as beach equipment and kayaks.

There are two generous double bedrooms. The principal bedroom enjoys built in storage together with dual aspect windows offering spectacular sea views to the west and far reaching views across the Downs. The second bedroom is another comfortable double overlooking the Downs, making it ideal as a guest room, home office or additional bedroom.

Further benefits include double glazing, gas central heating, lift access, off road parking and an outstanding coastal location with stunning panoramic views.

Tenure

Leasehold with 130 years remaining.
Service Charge: £4,500 per annum.

Key Features

- Sixth floor apartment
- Two generous double bedrooms
- Exceptional panoramic sea views
- Private south west facing balcony
- Spacious lounge/dining room with French doors
- Modern fitted kitchen and bathroom
- Excellent built in and additional storage
- Off road parking
- Gas central heating and double glazing
- Council Tax Band D ! EPC Rating C



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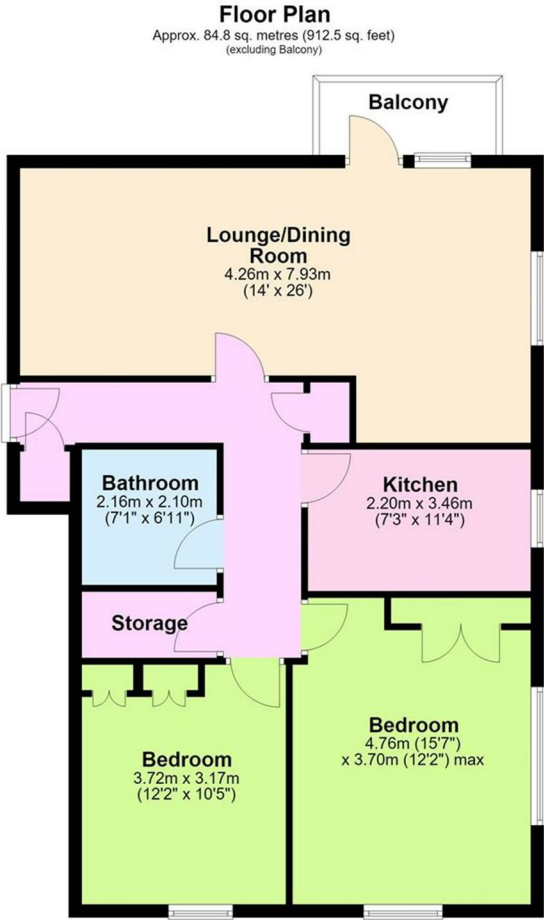


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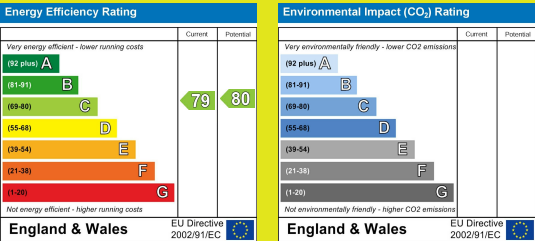
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Floor Plan Augusta Place



Total area: approx. 84.8 sq. metres (912.5 sq. feet)



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