DUNCAN Raistrick

Estate Agents and Valuers

The Property Ombudsman

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‘ SEA VIEWS! ‘








5 HADDON COURT 312 QUEENS PROMENADE FY2 9BA
PRICE £110,000
NO CHAIN

. 1ST FLOOR PURPOSE BUILT APARTMENT ON THE PROMENADE
. 2 DOUBLE BEDROOMS
. LOUNGE WITH BALCONY OFF
. UPVC DOUBLE GLAZED WINDOWS
. ELECTRIC STORAGE HEATERS
.COMMUNAL GARDENS
. GARAGE

DESCRIPTION Enjoying a superb position directly on the Promenade, this purpose built apartment at Haddon Court is available for immediate occupation. The well proportioned accommodation is approached via a communal entrance hall with staircase to the first floor and briefly comprises a private entrance hall, excellent lounge with balcony off enjoying stunning sea views, separate kitchen, two double bedrooms and a bathroom with W.C. Outside, the development benefits from attractive communal gardens, whilst the apartment also enjoys the added advantage of its own private garage. An excellent opportunity to acquire a seaside home in a fantastic Promenade location.

LOCATION Proceeding North along the Promenade form the traffic light junction with Red Bank Road and Haddon Court is on the right.

5 HADDON COURT 312 QUEENS PROMENADE

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

ON THE FIRST FLOOR

ENTRANCE HALL UPVC double glazed window, storage heater.

LOUNGE 15'3 X 12'7. UPVC double glazed window, storage heater, UPVC double glazed patio doors to balcony.

BALCONY Sea views.

KITCHEN 10'9 X 8'6. Fitted with a range of laminate base units and worktops with bevelled edges incorporating a single bowl single droner stainless steel sink unit with mixer tap over, electric cooker point, extractor hood, part tiled walls, matching eye level cupboards, UPVC double glazed window.

BEDROOM NO 1 11'10 X 9'7 (PLUS WARDROBE). UPVC double glazed window, storage heater, fitted wardrobes.

BEDROOM NO 2 11'7 X 8'7. UPVC double glazed window, storage heater.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with Triton shower over, pedestal wash hand basin, W.C – low suite, laminate walls, heated ladder towel rail, UPVC double glazed window.

OUTSIDE

COMMUNAL GARDENS

GARAGE Up and over door.

TENURE Leasehold – residue of a 999 year lease.

SERVICE CHARGE Approx. £1400 per annum.

SERVICES Mains electricity and drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- B

EPC RATING:- D

These particulars do not form any part of a contract nor may they be regarded as representation.
All interested parties must themselves verify their accuracy.