

Flat 2, Windmill Apartments, 30 Roman Road,
Brighton, BN42 4TP
Price £230,000 Leasehold

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ESTATE AGENTS

A Bright & Spacious Ground Floor Apartment, with allocated parking set within a popular location in Southwick. Close to the Square and offered for Sale in Immaculate condition throughout.

Situation
Roman Road is a popular residential location leading off from the top of Southwick Green, in the heart of Southwick, within easy walking distance of both Southwick Square and the Train Station. The area is also covered regularly by multiple busses including the 46 & 2 servicing the route between Southwick, Shoreham and into Brighton. There is easy access to the A27 & A23 for Gatwick and London, Southwick Beach is less than 1 Mile away for great costal walks over the Lock Gates.

Description
A well-presented Ground Floor Apartment offered for sale in immaculate condition throughout, Windmill Apartments offers a contemporary style of living, is beautifully bright due to large windows, does not share any walls with neighbours, and offers a peaceful setting. Large glazed entrance doors illuminate the main hallway and set the tone for the rest of this popular development, built only in 2011
Once inside, Wooden floors underfoot lead through the property to the main living space via the wide hallway, passing multiple internal storage cupboards, one housing the combi-boiler and used as an airing cupboard, whilst the second is a utility space hiding both the washing machine & tumble dryer. The 'L' shape main hub of the home features a bright dual aspect and boasts light coming in from the South & West. The lounge area currently houses a large corner sofa and dining table, and flows neatly into the Kitchen area with worktops and high-gloss storage on three sides, hiding quality fitted 'Bosch' appliances and a 'Franke' composite sink. The spacious bedroom has the same bright feel, and currently features a large run of mirrored wardrobes. The large bathroom with a white modern suite includes a shower over the 'P-Shaped' bath and an oversized towel rail with a neat tile surround.
Other points worthy of a mention are the allocated private parking space, fitted plantation shutters on all windows and most importantly the long unexpired lease length!

Property Information
Council Tax Band A: £1,698.85 2026/2027
Utilities: Mains Gas & Electric. Mains Water & Sewage.
Parking: Allocated Private Parking & Free on street
Broadband: Standard 17 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps
Mobile: Good coverage
Lease: 110 Years remaining.
Ground Rent: £150 Per Annum.
Service Charge: £1250 Per Annum.

Property Misdescription Act 1991
Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.









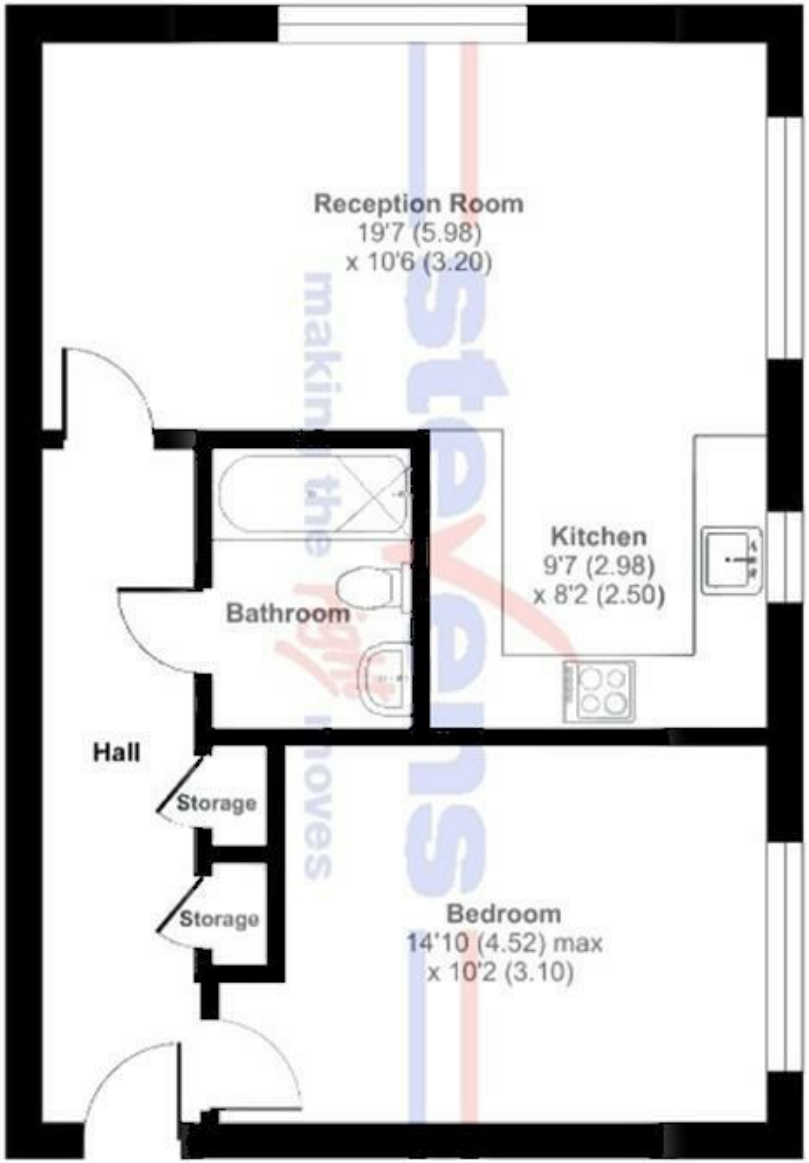


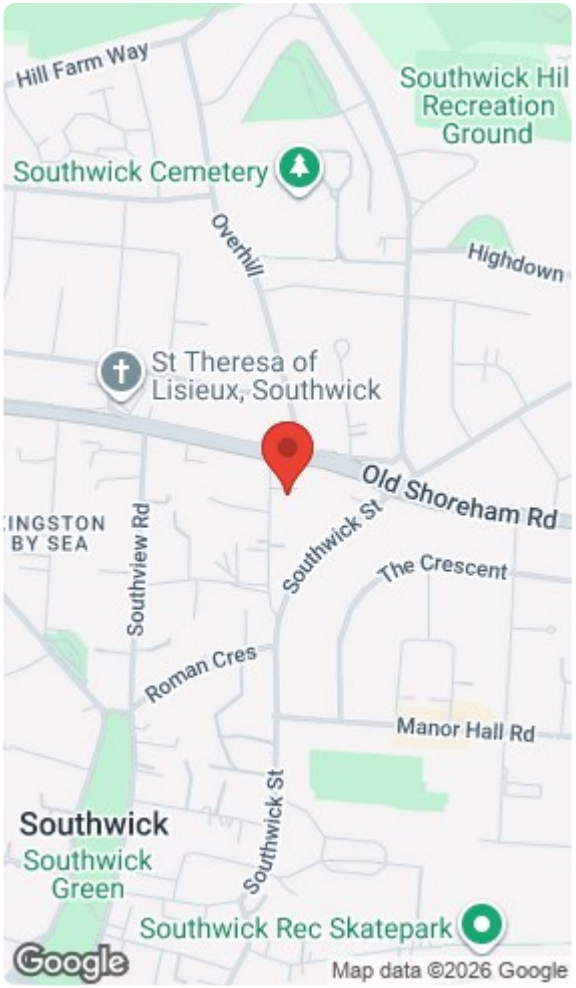












Viewings by appointment only

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	