



Apartment 8, 58 St. Leonards Avenue | PO11 9BZ | £200,000 L/H



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Geoff Foots are delighted to offer for sale this spacious 2 double Bedroom age restricted apartment in Mengham Village, convenient to local shops and amenities. There is an allocated parking space and security intercom access via low rise stairs and lift to the first floor. The double aspect Lounge/Diner with Juliet Balcony, leads to a light wood effect fronted Kitchen, fitted to 3 sides with integrated appliances. There is a Bathroom and En-suite shower room off the main Bedroom. Outside includes a communal Garden with seating and a drying line. Well presented and ideal for semi-retired or retirement.

Internal viewing highly recommended.



- **Modern age restricted (60 years plus) apartment.**
- **Two double Bedrooms.**
- **First floor with low rise stairs and lift access.**
- **Bathroom and En-Suite Shower Room to main Bedroom.**
- **Spacious Lounge/Diner with Juliet Balcony.**
- **Double glazing and electric heating system.**
- **Light wood effect fronted Kitchen with integrated appliances.**
- **Residents Parking space.**
- **Communal Gardens with drying line.**
- **Convenient to local shops and amenities.**
- **Retirement or semi-retired.**
- **Well presented.**

Leasehold

Council Tax Band: C

EPC: B

The accommodation comprises:

Security intercom access to communal Hallway, low rise stairs and lift access to first floor and number 8. –

Entrance Hallway –

Deep storage cupboard with consumer unit and electric meter. Built in airing cupboard housing hot water tank, immersion heater and shelving. Further built in storage cupboard with hanging rail and shelf. Intercom entry phone. 'Creda' night storage heater. Wall mirror. Telephone point.

Lounge/Diner – 13' 11" x 13' 5" (4.24m x 4.09m)

Telephone and Tv aerial points. Two 'Creda' night storage heaters. Twin obscure double glazed windows to side elevation with roller blinds. Four wall light points. Double glazed square bay window with French doors, side windows and Juliet Balcony. Fitted vertical blinds. Arch to

Kitchen – 9' 10" x 9' 1" (2.99m x 2.77m)

Light wood effect fronted range of wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface. Integrated automatic washing machine and slimline dish washer. Tiled splash backs. Inset 'AEG' 4-ring induction hob, extractor hood over. Eye level 'Select Diplomat' double oven and grill. Integrated tall fridge/freezer. Down lights. Vinyl flooring. Corner display shelving. Obscure double glazed window to side elevation. Extractor fan.

Bedroom 1 – 14' 4" x 9' 5" (4.37m x 2.87m)

Double glazed window to rear elevation. 'Creda' night storage heater. Four wall light points. TV aerial and telephone points. Built in wardrobe with hanging rail and shelf, concertina opening doors. Door to En-Suite: Corner shower cubicle with mixer shower, handrail and pull-down seat. Half inset wash hand basin with cupboard below. WC with concealed cistern. Ceramic wall tiling. slip resistant flooring. Extractor fan. light strip/shaver point. Heated towel radiator.

Bedroom 2 – 8' 10" x 8' 1" (2.69m x 2.46m)

Double glazed window to rear elevation. Electric wall heater. Wall light.

Bathroom –

White suite comprising panelled Bath with twin grips, mixer tap and handheld shower attachment. Half inset wash hand basin set in vanity shelf, cupboard below. Close coupled WC with concealed cistern. Heated towel radiator. Ceramic wall tiling. Slip resistant flooring. Mirror fronted cabinet with light strip/shaver point. Extractor fan.

Outside –

Allocated Parking space to front. Pedestrian gate to communal rear Gardens. Mainly laid to lawn with shrubs to borders. Drying line. Storage shed available to rent. Fence enclosed.

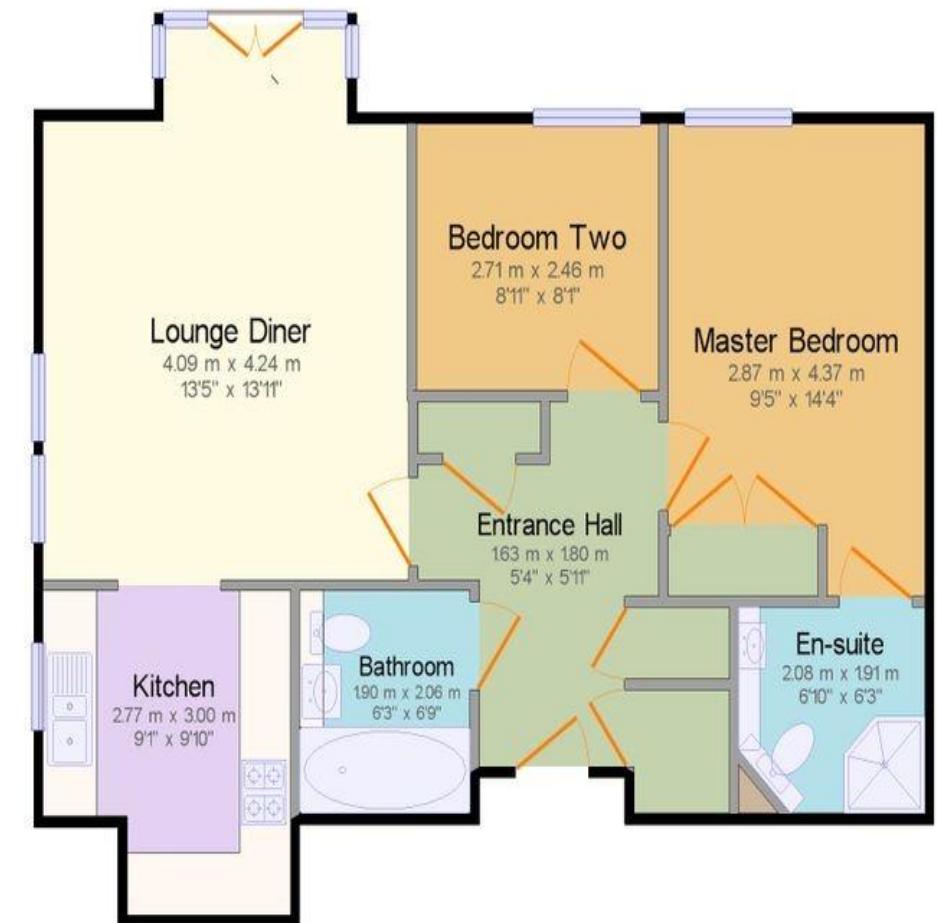
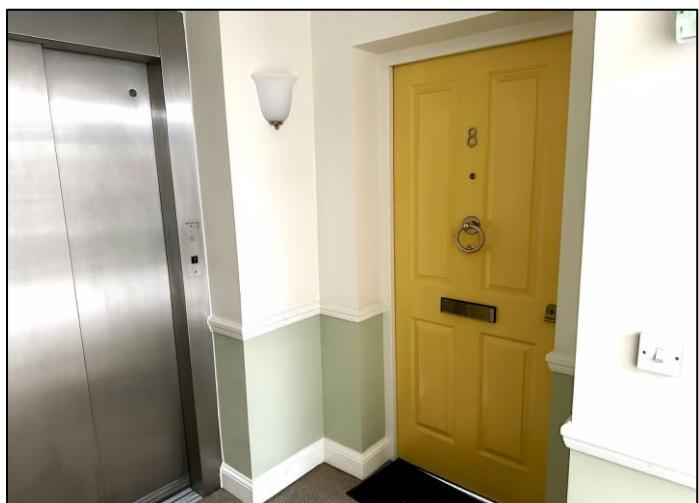
Tenure –

Leasehold. 78 years remaining (approx). Service charge and Ground rent: TBC



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Total approx floor area: 708.0 ft² (65.8 m²)
Ground Floor: 708.0 ft² (65.8 m²)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	89
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		