



2



1



1



B



## Description

We are delighted to offer this well presented spacious Purpose Built Apartment in Saxon Court built about 5 years ago and still having the remainder of the new build warranty. It is situated in a very convenient location close to the Town Centre and with easy access to the Mainline train station that serves London, Brighton, Southampton and Portsmouth. It has the River Arun very close by and the beach can be found in just over half a mile. The property has a communal entryphone system, two good size bedrooms, modern bathroom/w.c, open plan living/dining & fitted kitchen leading to a South facing Balcony. Other benefits are gas central heating, double glazing a remaining 995 year lease, bike store and private secured storage cupboard. Internal viewing of this property is essential to appreciate its location and quality of the Apartment.

## Key Features

- Purpose Built Apartment
- Built 5 Years Ago
- South Facing Balcony
- 995 year Lease
- Central location
- Two Double Bedrooms
- Open Plan Living/Kitchen
- EPC Rating - B
- Council Tax Band - A
- Viewing Essential



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### Communal Front Door

Security entry phone system, stairs to second floor to Apartment

### Entrance Hall

Radiator, wall mounted entry phone system, double cupboard with plumbing and space for washing machine, wall mounted central heating boiler, electric circuit breaker fuse box, smooth ceiling

### Open Plan Living Room/ Kitchen

**4.72 x 4.47 (15'5" x 14'7" )**  
Measurements to include built in units with single bowl single drainer sink units with mixer tap, units and drawers over and under the work top surfaces, built in dishwasher, oven, hob and extractor, fridge/freezer, part tiled walls, smooth ceiling, radiator, TV point, double glazed doors to

### South Facing Balcony

with space for table and chairs

### Bedroom One

**5.19 x 4.06 x 2.9 (17'0" x 13'3" x 9'6")**

double glazed window, radiator and smooth ceiling

### Bedroom Two

**5.13 x 2.88 (16'9" x 9'5")**

Radiator, double glazed window, smooth ceilings

### Bathroom/w.c

P shaped bath with wall mounted shower and screen, low level WC, wash hand basin, radiator, part tiled walls, obscured double glazed window, extractor fan, heated towel rail

### Residents Bike and Bin Store

with secured access and then a further secured door to

### Private Secured Cupboard

**1.43 x 1.23 (4'8" x 4'0")**

which every resident has their own space with Light

### Lease & Service Charge Details

The seller has provided the following information

Lease - 995 years remaining

Ground Rent - £0

Ground Rent Review - N/a

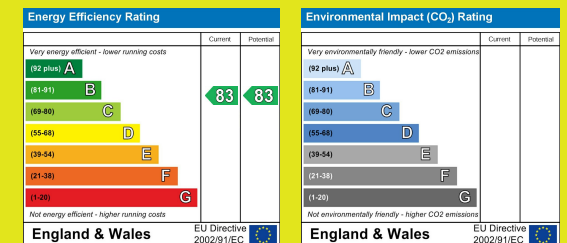
Service Charge - Approx £800 paid every six months

Service Charge Review - Annually

## Floor Plan Albert Road



Total area: approx. 60.4 sq. metres (650.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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