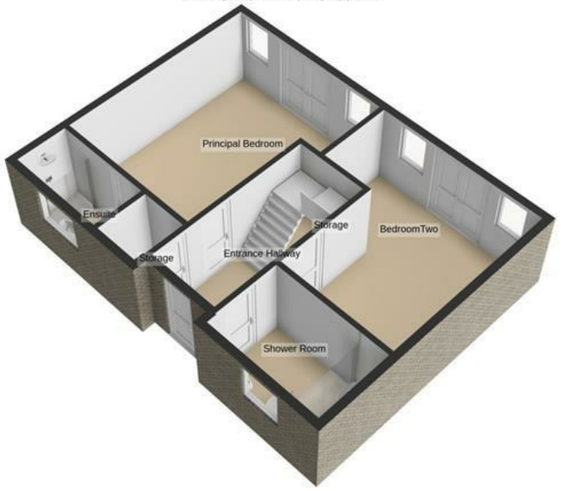
Ground floor
565 sq.ft. (52.5 sq.m.) approx.



First floor
440 sq.ft. (40.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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- BEAUTIFULLY PRESENTED AND READY TO MOVE INTO DUPLEX APARTMENT SET IN A PRIME LOCATION JUST A SHORT WALK TO THE BEACH - OFFERED WITH NO CHAIN
- SPACIOUS OPEN PLAN LOUNGE/DINING KITCHEN - MODERN THREE PIECE SHOWER ROOM - TWO DOUBLE BEDROOMS WITH CONTEMPORARY EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- SOUTH WESTERLY FACING BALCONY - PATIO AREA - ALLOCATED PARKING SPACE - STORAGE UNIT - COMMUNAL GARDEN
- THIS SECURELY GATED COMPLEX ALSO HAS ACCESS TO A PRIVATE AREA ON THE DUNES

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Entrance
Solid timber entrance door with obscure glazed inserts provides access into:

Entrance Hallway
Contemporary tiled flooring, under stairs storage cupboard, further in-built cupboard housing fuse box and hot water cylinder, alarm panel, solid oak staircase with glazed sides leading to the first floor landing, solid oak doors leading to the following rooms:

Shower Room
8'9 x 5'2
Recently refitted and finished to a contemporary standard, the shower room features a stylish three-piece white suite comprising a large walk-in shower enclosure with an overhead mains-powered waterfall-style shower and additional handheld attachment, a vanity wash hand basin and WC, the walls are part tiled with ceramic brick tiles, attractive marble gloss porcelain tiled floor, a wall-mounted heated towel rail and extractor fan. A UPVC double glazed opaque window to the front provides natural light and ventilation.

Principal Bedroom
15'2 x 11'4
UPVC double glazed French doors with windows to both sides leading out to the patio area, comprehensive range of contemporary fitted wardrobes, overhead storage cupboards and drawers providing plentiful storage space, two radiators, television and telephone points, recessed spotlights, wood effect laminate flooring, solid oak door leading into:

En-Suite Shower Room
7'6 x 4'6
Recently refitted to a contemporary standard, this stylish shower room features a three-piece white suite comprising a large step-in shower enclosure with an overhead mains-powered waterfall-style shower and additional handheld shower attachment, vanity wash hand basin and WC. Further features include an electric shaver point, wall-mounted heated towel rail, the walls are part tiled with ceramic brick tiles, attractive marble gloss porcelain tiled floor, and extractor fan. Two UPVC double glazed opaque windows to the front provide natural light while maintaining privacy.

Bedroom Two
14'2 x 13'1
UPVC double glazed French doors with windows to both sides leading out to the patio area, comprehensive range of contemporary fitted wardrobes, overhead storage cupboards and bedside cabinets providing plentiful storage space, radiator, television point, recessed spotlights, wood effect laminate flooring.

First Floor Landing
Aforementioned staircase leading to the first floor and into:

Open Plan Lounge/Dining Kitchen
24'11 x 16'4
Living Room (17'11 x 16'5):

The spacious living room is filled with natural light from UPVC double-glazed windows to the front, side and rear. A feature wall incorporates an attractive 'Evonic' electric fireplace, with provision for an inset television above. Further benefits include an entry phone system, solid wood flooring, two double radiators, recessed spotlights and UPVC double-glazed French doors opening directly onto the balcony, creating a wonderful connection to the outside space.

Kitchen/Dining Space (16'5 x 8'1):

The kitchen/dining room is well appointed with UPVC double-glazed windows to the front and rear and wood-effect laminate flooring. The contemporary kitchen is fitted with a good range of wall and base units, complemented by white granite work surfaces, a stainless steel sink bowl with mixer tap and matching white granite drainer. Integrated appliances include a 'Hotpoint' ceramic hob, 'Beko' electric oven and 'Zanussi' dishwasher. There is also a useful cupboard with plumbing for a washing machine and space for a freestanding low-level freezer.

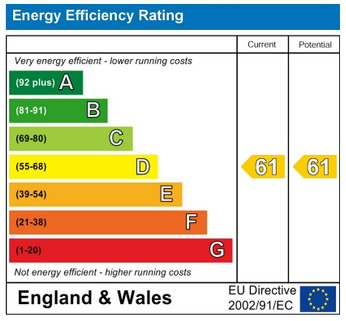
Recessed spotlights, a feature mirrored wall and radiator complete the room, while there is ample space for a dining table and chairs. UPVC double-glazed French doors provide direct access onto the balcony.

Balcony
26' x 3'11
A superb, generously proportioned balcony extending across the full width of the property, enjoying a delightful outlook over the surrounding sand dunes. South-facing, the balcony provides an ideal spot to relax, entertain and make the most of the sunshine.

Outside
Dune Point is approached via a secure electric gated entrance with an entry phone system, providing both privacy and peace of mind. The property benefits from an allocated parking space directly outside the entrance, along with plentiful visitor parking. An excellent-sized external storage unit is also included.

To the rear, a spacious Indian sandstone-paved patio provides an ideal setting for outdoor furniture and entertaining, overlooking well-maintained communal lawned gardens.

Secure gated access from the development leads onto a private pathway winding through the sand dunes and directly onto the beach. With breathtaking coastal views and the beach right on the doorstep, this is a truly exceptional setting.

Other Details
Tenure: Leasehold
Number of years left on the lease: 979
Maintenance Charge: £3,4471.21 per annum
Ground Rent: £150.00 per annum
Council Tax Band: E
EPC rating: D

* There is also the option to purchase the apartment fully furnished, offering a turnkey option for the new owner. *