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Description

We are delighted to offer this very well presented first floor apartment, situated in a great location, next to a mainline train station, serving Brighton, London, Portsmouth & Southampton with other amenities including bus routes, shops, schools, doctor surgery and the sea, only being just over a mile away. The property has an open plan double aspect living/fitted Kitchen. Two bedrooms, bathroom/w.c. Other features are double glazing, gas heating, security entryphone system and an allocated parking space. Viewing is highly recommended.



Key Features

- First Floor Apartment
- Open Plan Living
- Security Entryphone
- Council Tax Band - B
- Two Bedrooms
- Parking Space
- EPC Rating - C
- Leasehold





Front Door

With security entry phone system with stairs to the first floor.

Entrance Hall

Radiator, utility cupboard with plumbing and space for washing machine with further appliance space above, electric circuit breaker fuse box, smooth ceiling.

Open Plan Living Room and Kitchen

4.81 x 4.98 (15'9" x 16'4")

Maximum Measurements and they include the fitted units. Two double glazed windows providing a double aspect, corner cupboard with wall mounted gas fired boiler, radiator, single bowl and single drainer sink unit, units and drawers under and over work top surfaces, integrated oven, hob and fridge freezer, smooth ceiling.

Bedroom One

3.67 x 2.72 (12'0" x 8'11")

Double glazed window, radiator, smooth ceiling.

Bedroom Two

4.34 x 2.33 (14'2" x 7'7")

Measurements are not to include the walk in cupboard with ample storage, double glazed window, smooth ceiling, radiator

Bathroom/w.c

3.31 x 1.67 (10'10" x 5'5")

P shaped bath with wall mounted shower unit and screen, lower level WC, floating wash hand basin, heated towel rail, part tiled walls and tiled floor, smooth ceiling with spotlights and obscured double glazed window.

Allocated Parking Space

being located by the gates leading to the garage compound.

Lease & Service Charge Details

Lease - 125 years from January 2017 - 116 years remaining

Ground Rent - £300 per annum

Ground Rent Review - TBC

Service Charge - £1,512 (currently)

Service Charge Review - TBC

