



BLAKE &
THICKBROOM



Brighton Road, Holland-on-Sea, Essex, C015 5SR

Holland-on-Sea

£175,000

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be bringing to the market this well presented two bedroom second floor apartment with balcony and garage. The property benefits from field views and distant sea views. One of the property's stand out features is its low service charge and ground rent not exceeding £300 per annum. Call our Offices to arrange a viewing.

Agent Notes:

Material information for this property.

Tenure: Leasehold. The lease is for 125 years commencing 12th October 1998.

Council Tax Band: B.

EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We have been advised by the sellers that the service charges and ground rent do not exceed £300 per annum.

Non standard property features to note - None.

COMMUNAL ENTRANCE HALL

Communal entrance door to communal entrance hallway. Door to stairflight to all floors leading to entrance door to:
ENTRANCE HALL

Radiator. Storage cupboard. Tiled flooring. Doors to all rooms.
BEDROOM ONE

4.24m x 3.05m (13'11 x 10'0)

Replacement double glazed window to side.
BEDROOM TWO

4.24m x 3.02m (13'11 x 9'11)

Radiator. Replacement double glazed window to rear.
LOUNGE

5m x 3.81m (16'5 x 12'6)

Radiator. Replacement double glazed window and door to the side of the building leading to balcony. Enclosed balcony enclosed by metal railings with distant sea and field views.
KITCHEN

3.51m x 3.33m (11'6 x 10'11)

Modern fitted kitchen comprising of white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards

Property Type: Flat

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- TWO BEDROOMS
- 16'5 x 12'6 LOUNGE
- 11'6 X 10'11 KITCHEN
- 7'10 x 6'11
- BATHROOM
- DOUBLE GLAZING
- GAS HEATING
- BALCONY
- GARAGE
- WALKING DISTANCE TO LOCAL SHOPPING FACILITIES AND SEAFRONT



