

Lyndhaven Court, Lyndhurst Road, Holland on Sea CO15 5HS

£185,000

Chain Free

Boasting stunning westerly-facing sea and park views, this beautifully presented top-floor apartment offers an exceptional living experience in a highly sought-after seafront building in Holland-on-Sea.

Upon entering, you are greeted by a well-maintained interior. The heart of this home is the generously proportioned **16'1 x 11'9 Lounge**, a bright and inviting space perfect for relaxation, featuring patio doors that lead directly to a private balcony. Imagine enjoying breathtaking sunsets over the sea from your own elevated retreat. The spacious **15'5 x 12'1 L-shaped Kitchen Diner** provides an excellent area for both cooking and entertaining, offering ample room for all your culinary needs. The apartment further benefits from two comfortable bedrooms, providing peaceful sanctuaries. The bathroom has been recently refitted, showcasing a modern and stylish suite.

Comfort is assured with electric heating and double glazing throughout, while an intercom system and lift facility to all floors add to the convenience and security of this residence. Externally, an allocated parking space provides ease for vehicle owners.

Situated in a popular area, this apartment is ideal for those seeking a coastal lifestyle with the added benefit of stunning natural vistas. With the balance of a 999-year lease, this property represents a fantastic opportunity for a permanent home, a delightful seaside escape, or a savvy investment.

Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO BEDROOMS
- 16'1 x 11'9 LOUNGE with PATIO DOORS TO BALCONY
- 15'5 x 12'1 L SHAPED KITCHEN DINER
- REFITTED BATHROOM SUITE
- ELECTRIC HEATING
- DOUBLE GLAZING
- INTERCOM SYSTEM
- LIFT FACILITY TO ALL FLOORS
- ALLOCATED PARKING SPACE
- BALANCE OF 999 YEAR LEASE

Material information for this property.
Tenure is Leasehold. 999 year lease from April 2002
Council Tax Band C .
EPC Rating E .
Services Connected.
Electricity - Yes.
Gas - N/A .
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Yes. We are advised that the current level of service charge and ground rent is approximately £2000 per annum.
Non standard properties features to note - None.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.


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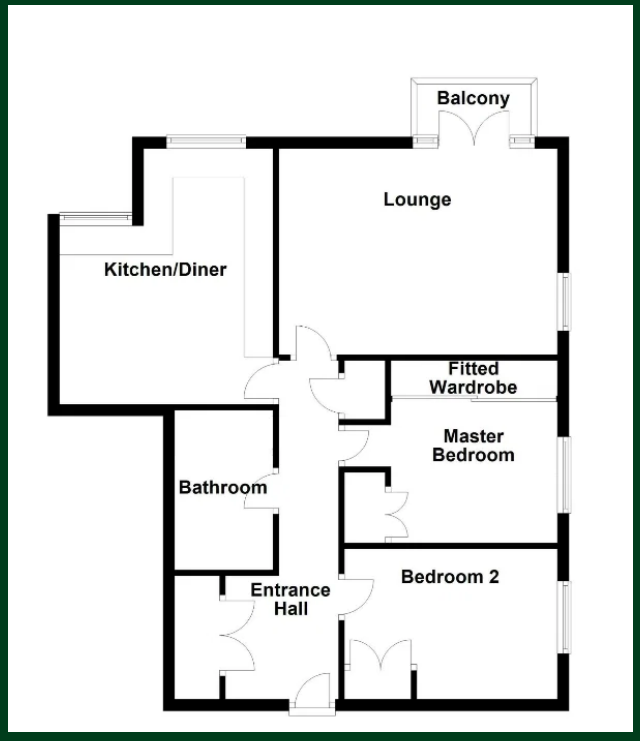

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Balcony
Lounge
Kitchen/Diner
Fitted
Wardrobe
Master
Bedroom
Bathroom
Bedroom 2
Entrance
Hall


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