



## 29, Nell Ball

Plaistow | West Sussex | RH14 0QB |

Situated within the pretty and picturesque village of Plaistow, the village is extremely popular for those looking for a country location with fantastic walks on the doorstep and within easy reach is a superb primary school, a delightful Village Store, and a fine parish church. This ground floor two bedroomed apartment has been re-decorated and new carpets have just been laid to the hall, living room and bedrooms and both the kitchen and bathroom have newly laid vinyl flooring. The property also benefits from electric night storage heaters and double glazed windows. There is ample parking in a large lay-by to the front of the property and to the rear is a garden shared with the upstairs flat and a brick built store for the sole use of this flat.

## Entrance

Communal front door to:

## Communal Hall

Storage cupboard to side, additional communal store, personal front door to:

## Hall

Night storage heater, cupboard.

## Living Room

Double glazed large picture window overlooking green to the front, night storage heater.

## Kitchen

A large kitchen big enough to accommodate the breakfast table and chairs and it has an outlook to the rear with a double glazed window and the kitchen comprises: a work surface with inset single drainer sink unit with base cupboards and drawers under, fitted dishwasher, fitted cooker with extractor hood over, eye-level cupboards, night storage heater, shelved airing cupboard housing hot water tank, larder unit, further larger larder unit also

housing electric meter.

## Bedroom One

Two double glazed windows, night storage heater, wardrobe.

## Bedroom Two

Double glazed window, night storage heater, wardrobe.

## Bathroom

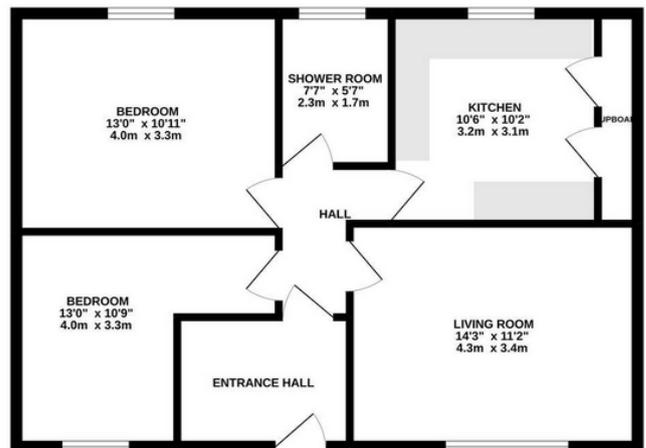
Fitted with a modern white suite comprising: panelled bath with twin hand grips, mixer tap, overhead electric mixer shower and fitted glazed shower screen, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, two double glazed windows.

## Outside

Pleasant communal gardens surround the property with an open green to the front and at the rear is a garden that is shared by the upstairs flat, there is a brick built store solely for the use of this property.



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TOTAL FLOOR AREA: 665 sq ft (61.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the descriptive content herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hoxpox 12/02



**Length of Lease Approx. 119 years**  
**Service charge and ground rent**  
**Approx £125.00 a month.**  
**Council tax= B**  
**EPC Rating= D.**

## Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.