





House and Son are pleased to offer for sale this excellent East Cliff apartment in need of modernisation: Roslin Hall, a popular purpose-built development in Manor Road, just a short walk of the East Overcliff and its stunning views of the sea and coastline, with beach access paths leading to the 'award winning' sandy beach below.

The apartment can be accessed via the lift or stairs located in the communal hallway. Internally the accommodation comprises of a good size entrance hall with ample storage, kitchen, two bathrooms, There are three bedrooms, a spacious lounge/dining room with dual aspect and a lovely south facing sun balcony.

The apartment benefits from replacement UPVC double glazed windows, a secure underground allocated parking space, remainder of a long 999 year Lease and Share of Freehold, with the offer of vacant possession & no forward chain.

COMMUNAL ENTRANCE

Main entrance with secure entry system in lobby area, doors to communal hallway with stairs and lift to all floors.

ENTRANCE HALL

28' 6" x 5' 0" (8.69m x 1.52m) narrowing to 3'6" (1.07)

Large cloaks cupboard and two further storage cupboards.

LIVING ROOM

22' 4" x 12' 05" (6.81m x 3.78m) plus bay recess measuring 9' 3" x 6' 1" (2.82m x 1.85m)

BALCONY

11' 3" x 5' 0" (3.43m x 1.52m)

KITCHEN

12' 5" x 7' 4" (3.78m x 2.24m)

BEDROOM ONE

12' 7" plus door recess x 10' 4" (3.84m x 3.15m)



BEDROOM TWO

12' 7" plus door recess x 9' 2" (3.84m x 2.79m)

BEDROOM THREE

14' 7" x 7' 5" (4.44m x 2.26m)

BATHROOM ONE

6' 10" x 6' 8" (2.08m x 2.03m)

BATHROOM TWO

6' 9" x 6' 6" (2.06m x 1.98m)

OUTSIDE

Set in well maintained communal grounds with lawn to the rear with surrounding trees and shrubs, there is visitor parking to the front, a driveway leads to the secure underground parking where a space is allocated to this apartment.

TENURE AND CHARGES

Tenure: Leasehold with a Share of freehold

Ground Rent: Peppercorn

Service Charges: tbc

Council Tax Band: D

EPC Rating: D

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.



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