



A BEAUTIFUL AND STYLISHLY PRESENTED top floor flat in a CONVERTED PERIOD BUILDING in this CENTRAL LOCATION. The accommodation comprises OPEN PLAN LOUNGE/KITCHEN, BEDROOM 1, EN SUITE WET ROOM, BEDROOM 2 with WALK IN DRESSING AREA, BATHROOM, GCH, EPC D.

- VIRTUAL TOUR AND FLOORPLAN
- BEAUTIFUL AND STYLISHLY PRESENTED
- CENTRAL LOCATION
- TOP FLOOR FLAT
- STYLISH OPEN PLAN LOUNGE/KITCHEN
- KITCHEN AREA WITH APPLIANCES
- TWO BEDROOMS
- EN SUITE SHOWER ROOM
- MODERN BATHROOM
- SHARE OF FREEHOLD





SECOND FLOOR

ENTRANCE HALL

Entry phone system, double glazed window, stairs rising to:

THIRD FLOOR

LANDING

Column radiator.

OPEN PLAN LOUNGE KITCHEN

Double aspect, (South/East), double glazed windows with rooftop views to the sea, exposed floorboards, two column radiators.

KITCHEN AREA

Granite worktops with cupboards and drawers under, inset stainless steel sink with mixer tap, electric oven, four ring gas hob with stainless steel extractor over, dishwasher, fridge/freezer, exposed floorboards.

BEDROOM 1

Double aspect, (South/West), double glazed windows with rooftop views to the sea, two column radiators.

EN SUITE SHOWER ROOM

Modern suite comprising fixed and flexible hose shower heads, wall hung wash hand basin with mixer tap and mirror over, low level WC with concealed cistern, cupboard housing boiler, recessed downlighting, chrome ladder style heated towel rail, part tiled walls, tiled floor.

BEDROOM 2

South aspect double glazed window, walk in dressing area with shelving, column radiator.

BATHROOM

Fitted with modern white suite comprising panelled bath with mixer tap and shower attachment, wall hung wash hand basin with mixer tap and mirror over, low level WC with concealed cistern, cupboard housing washing machine and tumble dryer, recessed downlighting, chrome ladder style heated towel rail, part tiled walls, tiled floor, frosted double glazed window.

ADDITIONAL INFORMATION

Lease - Balance of 999 years from 7th March 2002 - Share of Freehold

Maintenance - £618 in 2025 11% contribution

Ground Rent - £0

Council Tax Band A - £1,719.63



Approximate total area⁽¹⁾

684 ft²

63.4 m²

Reduced headroom

3 ft²

0.3 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

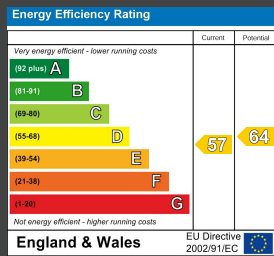
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
 Email: sales@brices.co.uk
 www.brices.co.uk

360°
brices
 VIRTUAL VIEWINGS

brices
 sales & lettings