

CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

Flat 22, Royal Sands, 151 North Marine Road

Offers in Region of £149,995







Flat 22

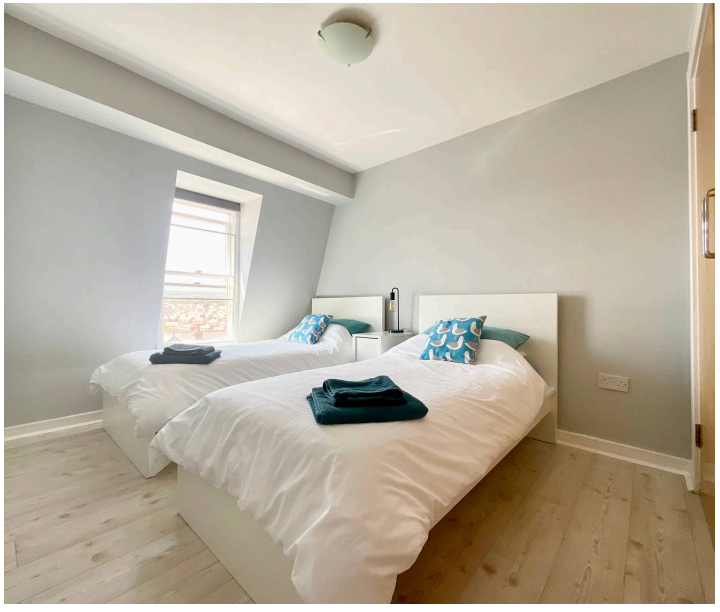
- TWO BEDROOM LEASEHOLD TOP FLOOR APARTMENT
- IDEAL FIRST TIME BUY/INVESTMENT
- MASTER BEDROOM WITH EN SUITE
- SHARE OF FREEHOLD
- SEA VIEWS
- GATED PARKING
- NO ONWARD CHAIN
- HOLIDAY LETTING ALLOWED

We are delighted to present this elegant two-bedroom top floor apartment, perfectly positioned to capture stunning sea views and offering a wonderful opportunity for first-time buyers or investors.

This well-appointed residence boasts a spacious master bedroom complete with an impressive en suite, alongside a second bedroom and a family bathroom. The heart of the home is a light and airy open-plan living area, complemented by a kitchen and a Juliet balcony that allows natural light to flood the space while showcasing the beautiful outlook. With the added convenience of a lift, this apartment offers easy access for all, and the property is offered with no onward chain for a smooth and swift purchase.

Outside, the apartment benefits from secure gated parking, providing peace of mind and convenience for residents. The location is ideal for those seeking a vibrant coastal lifestyle, with local amenities, cafes, and transport links all within easy reach. This is a rare opportunity to secure a top floor apartment with enviable sea views and practical features in a sought-after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.







TOP FLOOR

Hallway
19' 4" x 2' 7" (5.90m x 0.80m)

Open Plan Living Room/Kitchen
18' 1" x 15' 5" (5.50m x 4.70m)

Bathroom
6' 7" x 4' 11" (2.00m x 1.50m)

Master Bedroom
9' 6" x 8' 10" (2.90m x 2.70m)

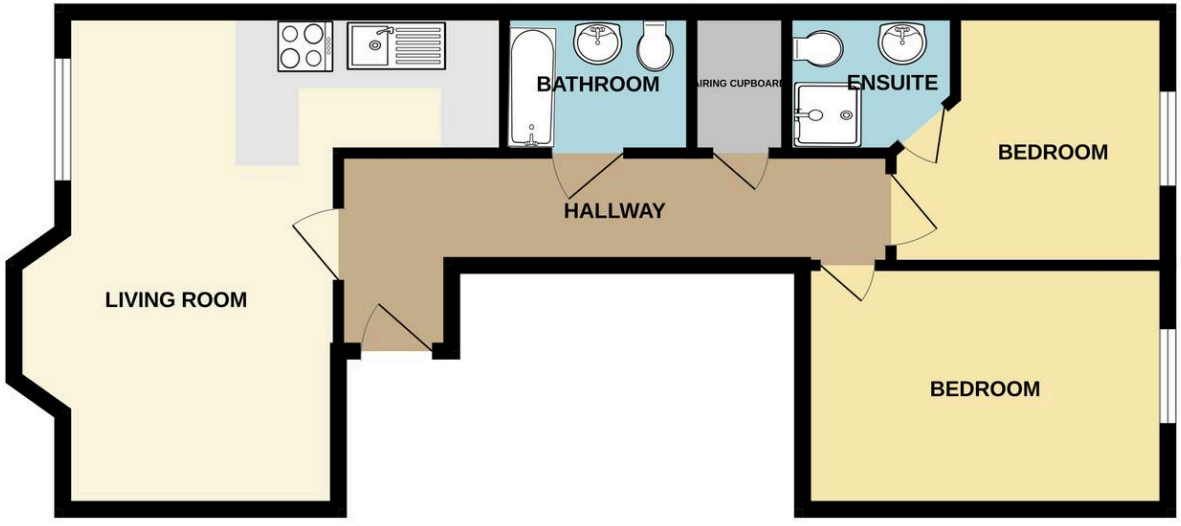
Ensuite
5' 11" x 4' 11" (1.80m x 1.50m)

Bedroom
12' 10" x 8' 6" (3.90m x 2.60m)

HMRC
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

TENURE/MAINTENANCE
We have been advised by the owner that the property is leasehold with 101 years remaining and there is a maintenance agreement of £542 per quarter or £2168 per year. We have been informed by the owner that there are no restrictions.

TOP FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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Interested?

Contact our friendly team today

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With you every step of the way



Sales, Lettings & Commercial

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132