



Black Swan Close, Pease Pottage

Guide Price £175,000 – £185,000

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- Located in the highly sought-after village location of Pease Pottage
- Easy connections to main roads to Brighton, London and Gatwick
- Ground floor flat
- Re-fitted kitchen
- Re-fitted shower room
- Allocated parking
- Share of Freehold
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'E'

A beautifully presented and modernised one bedroom ground floor flat, positioned at the end of a peaceful close in the popular village setting of Pease Pottage offered with Share of Freehold.

Secure telecom allows access into the building and upon entry to the flat you are greeted by an entrance hallway with a useful storage cupboard and additional cupboard housing the hot water cylinder.

The living/dining room is situated at the end of the hallway and is dual aspect with windows to front and side allowing in plenty of natural light. There is ample space for a sofa and small dining table and chairs.



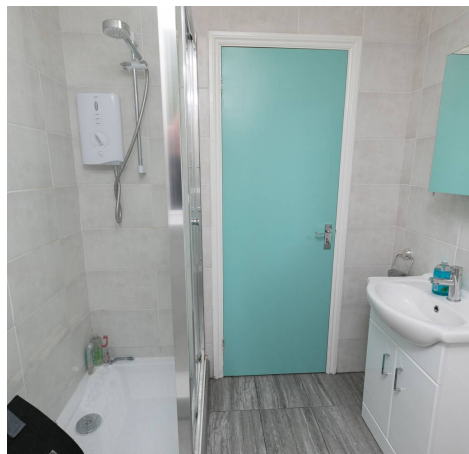


The kitchen has been re-fitted by the current owners with a stylish finish and a range of wall and base units incorporating cupboards and drawers with work surfaces over. There is an integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine and fridge/freezer with window overlooking the rear aspect and sink unit inset beneath.

The bedroom is a comfortable double room overlooking the front aspect with a fitted double wardrobe with shelving and hanging space.

Finally, the shower room, which has also been replaced by the current owner, comprises of a large shower cubicle with wall mounted shower unit over and glass screen, wash hand basin within vanity unit, low level WC all finished in an attractive white suite and opaque window to rear.

Outside, there are communal grounds that wrap around the building and a private car park area specifically for the residents, where you have one allocated space. In addition, to the rear there is a playing field and children's park.



Lease Details

Length of Lease – 125 years from 1988 (87 remaining)

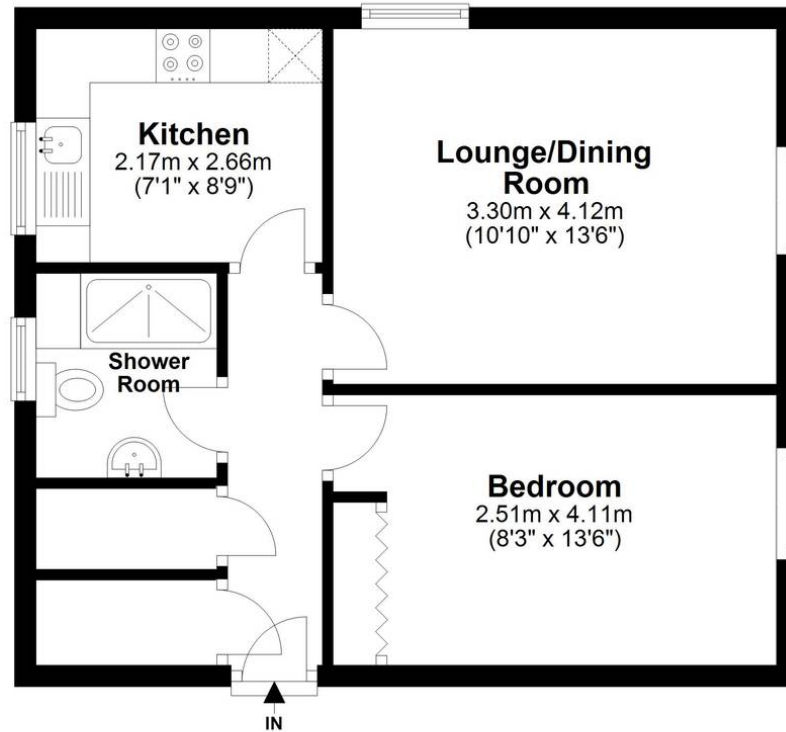
Ground Rent – Zero

Annual Service Charge – £845.00

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 40.6 sq. metres (437.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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