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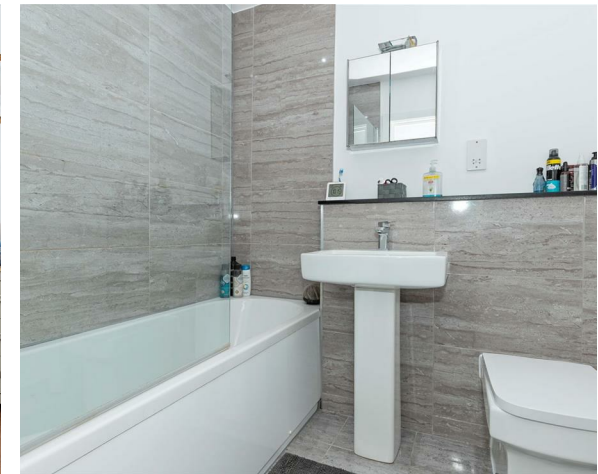
Description

Robert Luff & co are delighted to offer this 6th floor modern purpose built flat with stunning views over the town, toward the sea and Sussex Downs. Living accommodation comprises and inner hall with doors to all rooms, lounge with open plan modern fitted integrated kitchen, with double glazed window to front with stunning views, modern wood floor and modern neutral decor. There is a double bedroom also with fantastic views, finally there is a modern fitted bathroom suite. Further benefits include parking. It is located close to local schools, shops and transport link with mainline train station a short walk away. The property is being offered chain free.



Key Features

- Purpose Built Flat
- Double Bedroom
- Open Plan Kitchen
- Leasehold
- Council Tax Band - A
- Panoramic Views
- Modern Finish Throughout
- Allocated Parking
- EPC - D





Entrance Hall

Bedroom One
3.56 x 2.77 (11'8" x 9'1")

Bathroom
1.69 x 2.08 (5'6" x 6'9")

Kitchen / Living Area
6.20 x 3.10 (20'4" x 10'2")

Parking
Located to rear of building accessed via Nelson Road.

Agents Note
Service Charge - £1560 PA
Ground Rent - £170 - PA
Lease Length - 117 years remaining



