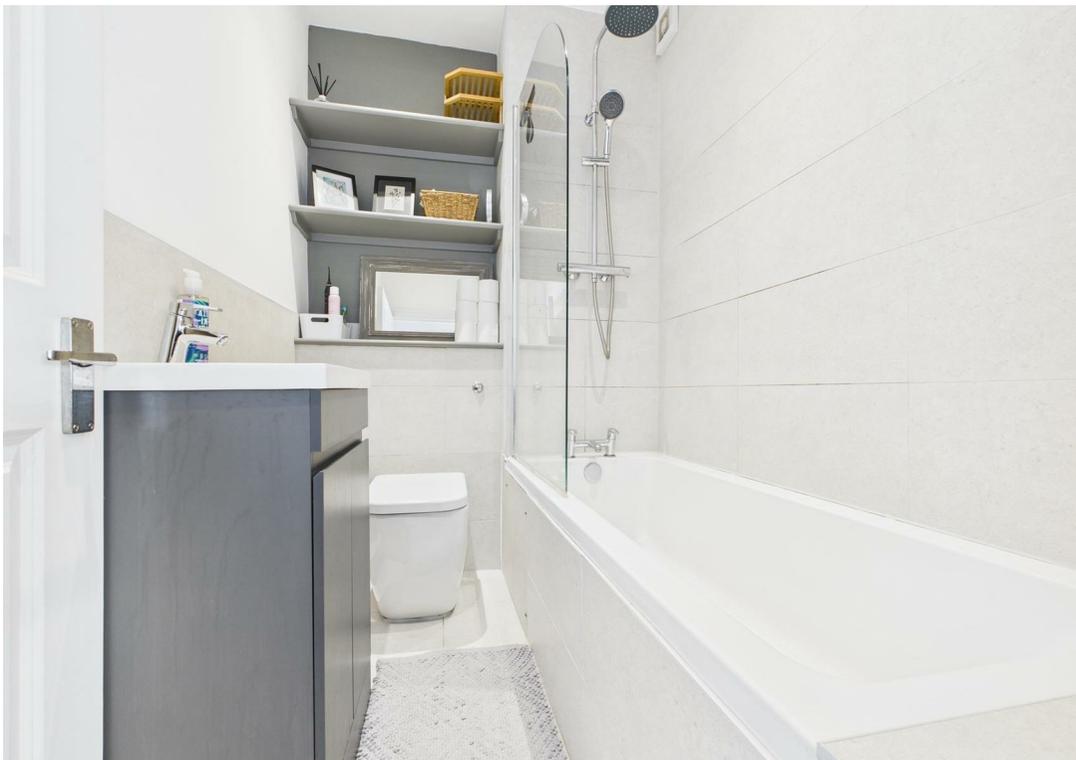




**INVESTORS OR CASH BUYERS ONLY.**  
A STYLISH AND BEAUTIFULLY  
presented ONE DOUBLE BEDROOM  
second floor flat in a CONVERTED  
PERIOD BUILDING. IDEAL BUY TO  
LET CURRENTLY RETURNING 7.5%  
GROSS P.A. The flat comprises  
entrance hall, SOUTH ASPECT OPEN  
PLAN LOUNGE/KITCHEN, FITTED  
KITCHEN AREA, BATHROOM, ROOF  
TOP VIEWS TO THE SEA, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- IDEAL BUY TO LET INVESTMENT
- CURRENTLY RETURNING 7.5% GROSS P.A.
- SOUTH ASPECT LOUNGE/KITCHEN
- MODERN FITTED KITCHEN AREA
- ROOF TOP VIEWS TO THE SEA
- ONE DOUBLE BEDROOM
- BATHROOM
- VIEWING RECOMMENDED





## SECOND FLOOR

### ENTRANCE HALL

Entry phone system, recessed downlighting, laminated wooden flooring, radiator.

### OPEN PLAN LOUNGE/KITCHEN

Three South aspect sash windows with views over the garden square to the sea, recessed downlighting, laminated wooden flooring, radiator.

### KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboards, worktops with tiled surround, electric oven, electric hob with extractor fan over, washing machine, fridge with freezer compartment, laminated wooden flooring.

### BATHROOM

Fitted with white suite comprising tiled panelled bath with mixer tap, wall mounted flexible and fixed shower heads, screen to side, vanity unit comprising wash hand basin with mixer tap and cupboards under, WC with concealed cistern, recessed downlighting, shelving to recess, part tiled walls, tiled floor, chrome ladder style heated towel rail.

### BEDROOM

Two sash windows, fitted wardrobe, cupboard housing boiler, recessed downlighting, laminated wooden flooring, radiator.

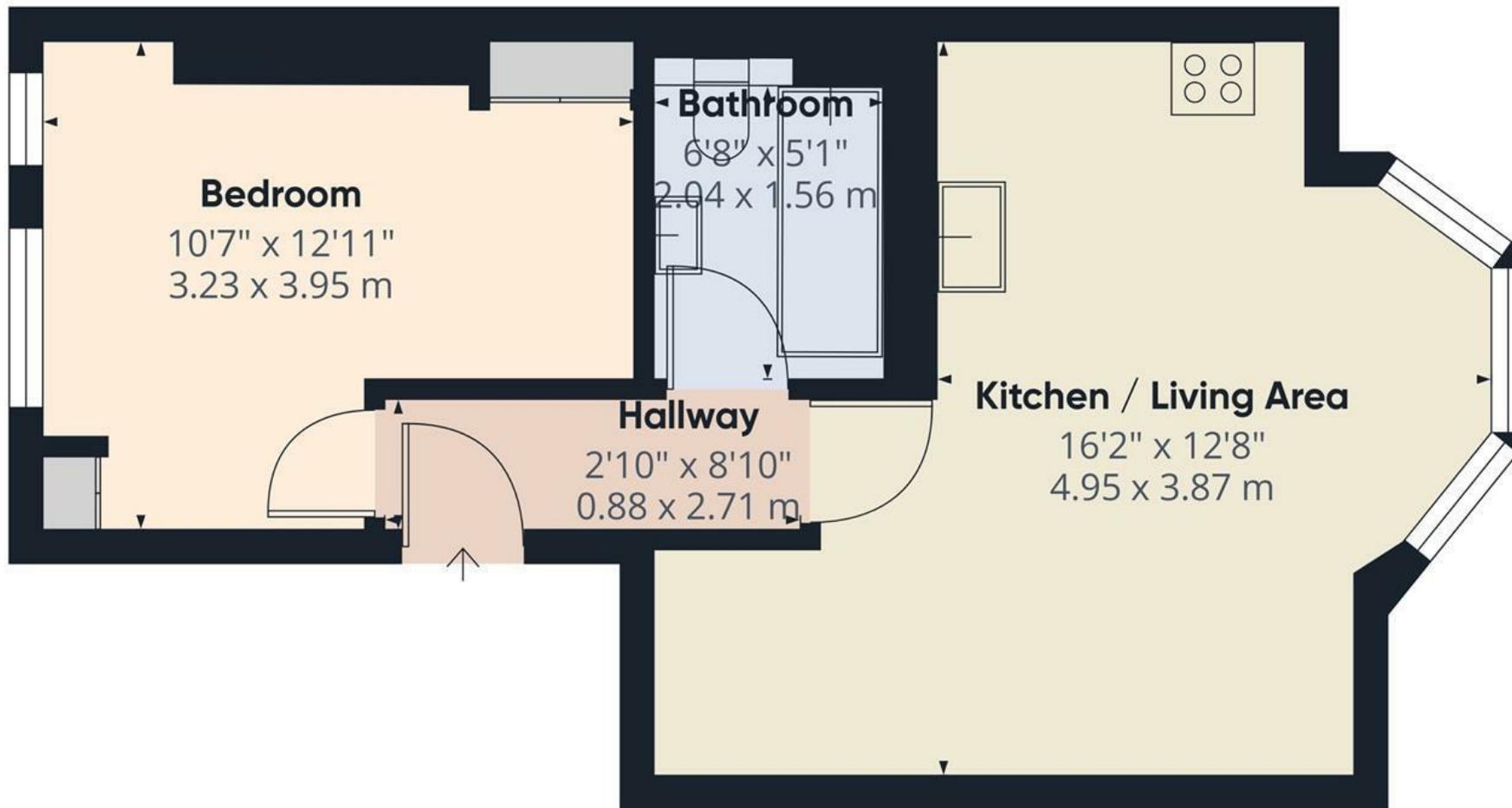
### ADDITIONAL INFORMATION

Lease - 125 years from 1999 - 98 years remaining.

Maintenance - £1,536

Ground Rent - £100

Council Tax Band A - £1,719.63



Approximate total area<sup>m</sup>

385 ft<sup>2</sup>

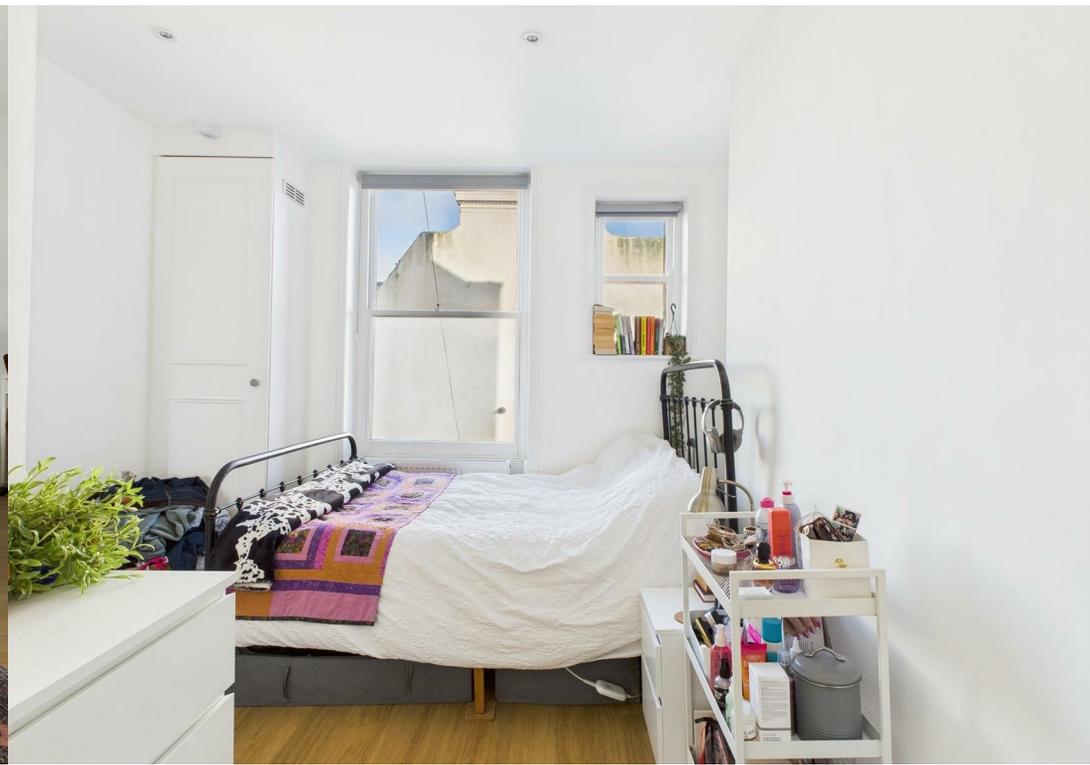
35.8 m<sup>2</sup>

(1) Excluding balconies and terraces

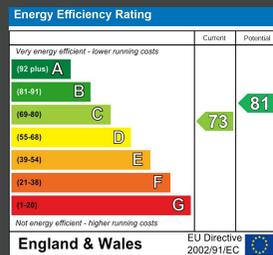
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

## 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.

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