



£250,000 Leasehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this well presented ground floor apartment, forming part of this notable art deco inspired luxury development. Ideally located being within close walking distance to the town centre with all its array of shopping facilities, restaurants, mainline railway station and the seafront with iconic De La Warr Pavilion. The property is accessed via a secure communal front door leading to an impressive lobby area, and the spacious accommodation comprises an entrance hall, an open plan living room/kitchen with doors giving access to the exclusive use of a 46ft west facing sun terrace, two double bedrooms both with built-in wardrobes, an en-suite shower room to the main bedroom, and a modern family bathroom. Benefits include modern electric heating, double glazing, an allocated parking space located in a secure underground car park and the property is to be sold chain free with vacant possession. Viewing is highly recommended to not only appreciate the location but also all that this impressive property has to offer.

Communal Entrance Hall

With entry-phone system, private front door to

Entrance Hall

With electric heater, entry-phone system, solid oak flooring, cupboard housing water cylinder.

Open Plan Living Room/Kitchen

22'8 x 21'9

With two electric heaters, double glazed doors opening to a Sun Terrace. Kitchen area comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, inset induction hob with extractor hood over, fitted electric oven, built-in fridge/freezer & dishwasher.

Sun Terrace

Ideal for alfresco dining or entertaining. Please note this is not legally part of the property but has exclusive access to be used.

Bedroom One

25'7 x 9'4

With electric heater, built-in wardrobe, double glazed double doors opening to Sun Terrace. Door to

En-suite Shower Room

7'8 x 5'1

Comprising shower cubicle, low level w.c, wash hand basin, heated towel radiator, shaver point, extractor fan.

Bedroom Two

18'5 x 8'9

With electric heater, built-in wardrobe, double glazed double doors leading to the Sun Terrace.

Bathroom

11'5 x 6'2

Comprising panelled bath with mixer tap & shower attachment, low level w.c, wash hand basin, heated towel radiator, shaver point, extractor fan.

Parking Space

There is an allocated parking space located in the underground car park with lift & stairs to the communal entrance hall.

NB

There is the remainder of a 125 year Lease from & including 2 August 2018 and we have been advised that

the service charges are approximately £2,520 to include water rates and the ground rent is £250 per annum. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

