

7 Vue De Gris Nez Dogs Hill Road, Winchelsea, TN36 4LX £190,000

Rush Witt & Wilson are delighted to offer this well-presented two-bedroom purpose built first-floor apartment which offers FAR REACHING SEA VIEWS, PRIVATE BALCONY, communal grounds, GARAGE and PARKING.

The property holds a wonderful position next to the beach & Harbour Field park and comprises of a dual aspect lounge with balcony, two double bedrooms, modern fitted kitchen with integrated appliances and a modern fitted shower room. Externally the property benefits from a private parking area accessed from Dogs Hill Road, communal gardens to the rear and a garage en-bloc. Local shops and eateries can be found within walking distance on Pett Level Road.

Ideal for anyone wanting to live by the sea either as a main home or weekend escape.

If you are looking to be near the beach and have ocean views from your home then call 01797224000 NOW to book your appointment.







#### **Entrance Hall**

Doors off to the following:

## **Living Room**

18'3 x 11'6 (5.56m x 3.51m)

Double aspect with window to side over looking the sea and window and door to balcony looking onto Fairlight and beyond.

#### Kitchen

8'7 x 6'9 (2.62m x 2.06m)

Window over looking the sea and onto nature reserve, range of modern base and eye level units, space and plumbing for washing machine, built in fridge/freezer, wall mounted gas boiler, built in Neff oven, microwave and induction hob.

#### Bedroom

13'10 x 9'6 (4.22m x 2.90m)

Window overlooking the balcony offering sea views across to Fairlight.

### **Shower Room**

8'10 x 5'9 (2.69m x 1.75m)

Window, walk-in shower, low level wc, wash hand basin, heated towel rail.

#### **Bedroom**

11'11 x 7'4 (3.63m x 2.24m)

Window to side enjoying a sea view.

## **Outside**

# **Communal Outside Space**

## Garage En-Bloc

#### Lease

Terms of the Lease does not allow for the use of long term rentals or holiday lets

999 years from 1972

Shared of Freehold

Service Charge £840.00 per annum

Ground Rent £0

# **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - B



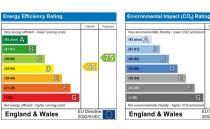
# FIRST FLOOR 602 sq.ft. (55.9 sq.m.) approx.





TOTAL FLOOR AREA: 60.2 sq.ft. (55.9 sq.m.) approx.

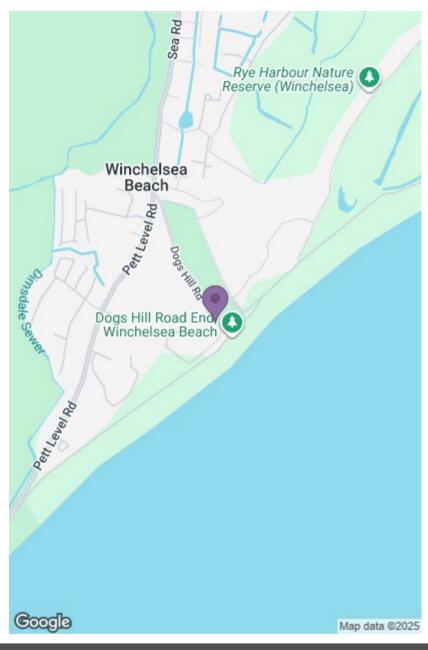
Whist every attempt has been made to ensize the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other litems are approximate and not responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operationly or efficiency can be given.



















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