TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £180,000 - £190,000









23 Clarence Court, Timberlaine Road, Pevensey Bay, BN24 6BY

Guide price £180,000 to £190,000
Two double bedroom second floor apartment, enjoying delightful sea views and an enviable position quite literally a stone's throw from the beach in sought after Pevensey Bay. Offered to the market CHAIN FREE with a share of freehold, the property provides bright and spacious accommodation throughout, including a generous living room with attractive coastal outlooks, a fitted kitchen, two double bedrooms and a bathroom. One of the bedrooms also benefits from built in wardrobes. Further advantages include double glazing, useful storage and a private garage en-bloc. Perfectly positioned close to the beach and local amenities, this purpose built apartment offers an excellent opportunity for those seeking a permanent home, seaside retreat or investment in a desirable coastal location.

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23 Clarence Court, Timberlaine Road, Pevensey Bay, BN24 6BY

Leasehold - Share of Freehold

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Main Features

- CHAIN FREE 2 Double Bedroom Second Floor Apartment
- Share Of Freehold
- Sea Views Towards The Coastline
- Private Garage
- Spacious Living Room
- Fitted Kitchen
- Principal Bedroom With Built-In Wardrobes
- Double Glazing & Good Storage
- Literally A Stone's Throw From The Beach
- Sought After Pevensey Bay Location Close To Local Amenities

Entrance
Communal entrance with stairs rising to the second floor private entrance door to -

Hallway
2 storage cupboards, one of which houses plumbing for a washing machine with work surface above.

Double Aspect Lounge
15'9 x 13'1 (4.80m x 3.99m)
Dual-aspect room with double-glazed corner windows to the rear and side aspects enjoying sea views. Radiator.

Fitted Kitchen
10'2 x 8'3 (3.10m x 2.51m)
Fitted with a range of wall and base units with worktops over. Gas boiler. Inset one and a half bowl sink and drainer. Built-in electric oven and gas hob with extractor hood over. Space for a fridge/freezer. Space for an under-counter appliance. Double glazed window to the front aspect with sea views.

Bedroom 1
13'1 x 8'2 (3.99m x 2.49m)
Radiator. 2 mirrored fitted wardrobes. Double glazed window to the rear aspect with sea views

Bedroom 2
11'2 x 10'2 (3.40m x 3.10m)
Radiator. Double glazed window to the front aspect with sea views.

Modern Bathroom/WC
Suite comprising P-shaped bath with electric shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to the side aspect.

Garage
Single garage en-bloc with up & over door.

EPC = D

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation
Maintenance: £1200 per annum
Lease: 999 years from 1964. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.