

# Two Bedroom Flat (1450 GBP)



Location **South East, East Sussex**  
<https://www.freeadsz.co.uk/x-545923-z>

PRICE GUIDE £145,000 - £165,000

A lovely two bedroom flat, ideal for investment or first time buyers and conveniently located close to local amenities. The spacious accommodation comprises of an entrance hall, two double bedrooms, lounge/diner, kitchen and bathroom. The property is double glazed throughout, there is lots of storage, it is also being offered for sale with no onward chain. Must be viewed!

**Entrance:**

Communal entrance with security entry phone system.  
 Stairs to second (top) floor private entrance door to

**Hallway:**

Entry phone handset. Coved ceiling. loft access. Built-in cupboard housing hanging rail and fixed shelving. Further cupboard.

**Double Aspect Lounge:**

20'1 x 10'5 (6.12m x 3.18m) Night storage heater. Coved ceiling. Double glazed bay window to front aspect and further double glazed window outside aspect. Door to

**Kitchen:**

7'10 x 7'5 (2.39m x 2.26m) Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted 'Dimplex' heater. Double glazed window

**Bedroom 1:**

10'1 x 6'8 (3.07m x 2.03m) Coved ceiling. Built-in wardrobe Double glazed window.

**Bedroom 2:**

10'7m x 8'2'7" (3.22m x 2.50m) Coved ceiling. Built-in wardrobe. Double glazed window.

Complete suite comprising of tiled bathroom with mixer tap and shower attachment. Level WC. Shower tray.

Washed basin. Full height doors. Extra storage.

Outside: The flat benefits from an allocated parking space.

**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: £60 per annum.

Maintenance: £75 per month including buildings.

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