


Leasehold - Share of Freehold

 2 Bedroom

 1 Reception

 1 Bathroom

# £179,950



## 2B Coast Road, Pevensey, BN24 6ED

A spacious two bedroom converted apartment enviably situated yards from Pevensey Bays beachfront and local shops. Offering well proportioned accommodation the flat benefits from its own private entrance door, two double bedrooms and a modern open plan fitted kitchen and bathroom. Further benefits include double glazing, gas central heating and a share of the freehold. There are very few flats available in Pevensey Bay at present and an internal inspection comes very highly recommended.



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## Main Features

- Purpose Built Flat
- First Floor
- 2 Double Bedrooms
- Modern Open Plan Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Share of the Freehold

## Entrance

Private ground floor entrance door to-

## First Floor Hallway

Double glazed window.

## Lounge

16'6 x 11'11 (5.03m x 3.63m)

Inset spotlights. Radiator. Double glazed window. Double glazed door to Juliette balcony.

## Open Plan Fitted Kitchen

Fitted range of white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built in electric hob and oven. Stainless steel splashback and extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine. Part tiled walls. Inset spotlights. Cupboard housing gas boiler.

## Bedroom 1

15'8 x 11'5 (4.78m x 3.48m)

Double glazed window. Inset spotlights. Radiator.

## Bedroom 2

8'11 x 8'3 (2.72m x 2.51m)

Double glazed window. Radiator. Inset spotlights.

## Modern Bathroom

White suite comprising of panelled bath with chrome mixer tap and shower attachment with shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and chrome mixer tap with cupboards below. Tiled flooring. Part tiled walls. Inset spotlights. Extractor fan.

EPC = D.

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: N/A**

**Maintenance: Awaiting confirmation.**

**Lease: Awaiting confirmation.**

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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.