





House and Sonsecond floor STUDIO apartment***
SOUTH FACING BALCONY*** bathroom, double glazed windows***
seasonal heating and hot water included***Excellent
investment £725pcm***CLOSE TO TOWN AND EAST
CLIFF BEACHES***

COMMUNAL ENTRANCE

With secure door and entry phone system

LIVING ROOM

**16' 0" x 13' 8" (4.88m x 4.17m) narrowing to 9'3"
(2.82m)**

With fitted kitchen area, double glazed window and door to

BALCONY

13' 10" x 4' 0" (4.22m x 1.22m)

With railing and enjoying a southerly aspect.

BATHROOM

7' 3" x 4' 4" (2.21m x 1.32m)

With panelled bath, sink and low flush WC.

OUTSIDE

Communal gardens to the front of the building, driveway
leads down the side and to the rear where there is parking
available on a first come basis.

TENURE AND CHARGES

Leasehold: 130 years from 1991

Ground Rent: £283.37 per annum

Charges: £1548 per annum (£129 per month including
heating)

Council Tax Band: A

EPC Rating: C



DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and potential buyers are advised to recheck the measurements.