



7 Olde Place Court, High Street Rottingdean BN2 7LB

Asking price: £235,000

- TWO BEDROOM PURPOSE BUILT FLAT
- PROMINENT POSITION
- SOUTH/NORTH ASPECT LIVING ROOM
- SEPARATE KITCHEN
- PARTIALLY DOUBLE GLAZED
- LOCAL TO AMENITIES AND SHOPPING FACILITIES
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE

Whitlock & Heaps are delighted to present to market this two bedroom purpose built flat located in the heart of Rottingdean high street being sold with no onward chain. The flat benefits from a dual aspect South/North living room with separate kitchen and two good size bedrooms. The property comes with its own allocated parking space.

The flat is in a prominent position; being a short distance away from the high street with its ample selection of eateries, cafés and shopping facilities. Bus routes operate locally making public transport easy. The A27 slip road is nearby, allowing out of the village travel.

ENTRANCE HALL Door to all rooms, radiator, telecom.

KITCHEN Incorporating single bowl sink unit with mixer tap and splashback, vinyl work surfaces with drawers and cupboards below and matching eye-level cupboards above, 4-ring gas hob with oven below, space fridge, dishwasher, cupboard housing 'Ferrolì' gas-fired combination boiler, south facing sash frosted double glazed window.

LIVING ROOM Dual aspect (south and north) sash windows, radiators.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 Sash window, radiator.

SHOWER ROOM Comprising step-in shower with shower unit, vanity wash-hand basin, cupboard with space for washing machine, extractor above, low level w.c., radiator.

OUTGOINGS Lease - 160 years unexpired

Last years charges:

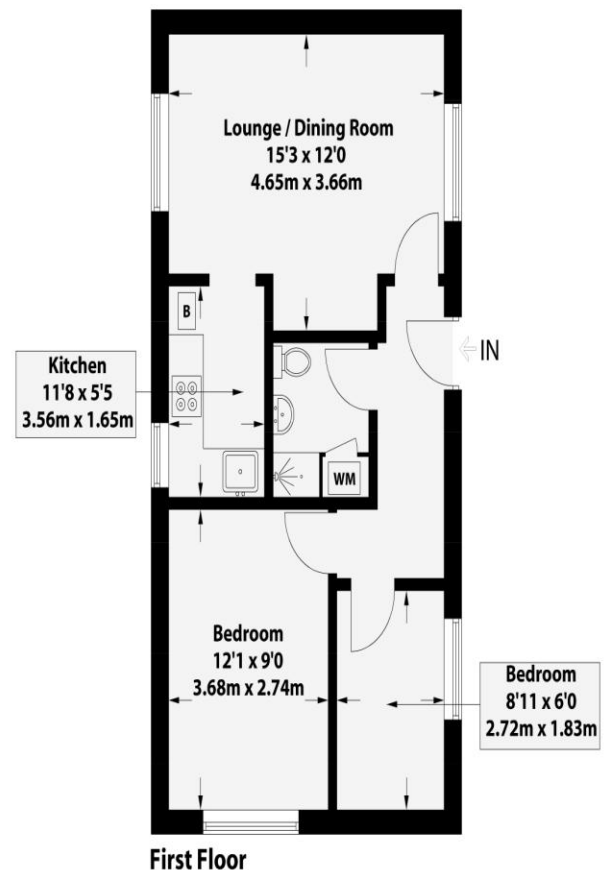
Reserve fund - £500pa

Service charge - £715.45 per half annum

OLDE PLACE COURT

ROTTINGDEAN

APPROXIMATE GROSS INTERNAL AREA
489.8 sq ft / 45.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH	Ceiling Height	N
T	Hot Water Tank	
FF	Fridge / Freezer	Z
□	Head Height Below 1.5m	
•	Measuring Points	RICS Certified Property Measurer
S	Storage Cupboard	
W	Fitted Wardrobes	
⌋	Garden Shortened for Display	

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