



Flat 16 Victoria Place, Victoria Drive

Ideally situated and modernised throughout, second floor apartment with lift, private parking area and close to the beach and promenade.



- ▶ **Second Floor Two Bedroom Apartment**
- ▶ **Sitting Room/Dining Room with Juliet Balcony**
- ▶ **Principal Bedroom with En-Suite**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Completely Re-modernised**
- ▶ **Modern Refitted Kitchen**
- ▶ **Contemporary Bathroom**
- ▶ **Ample Private Parking and Bike Store**
- ▶ **Exclusively for the Over 55's**

This apartment is presented to a very high standard and a viewing is thoroughly recommended to appreciate its convenient location and generous accommodation.

Situated on the second floor with lift and stairs, the personal front door opens into a spacious hallway with ample storage. The generous sitting/dining room has a feature bay window with Juliet balcony. The kitchen is fitted with slate grey Wren kitchen units, integral appliances including a dishwasher, washer dryer, electric oven and hob and space for an American style fridge/freezer. The principal bedroom has a triple fitted wardrobe with mirror fronted doors and a contemporary en-suite with double walk-in shower and grey vanity basin WC unit. The family bathroom is fitted to the same contemporary style with a panel bath and shower over. There is also a second bedroom with a fitted wardrobe.

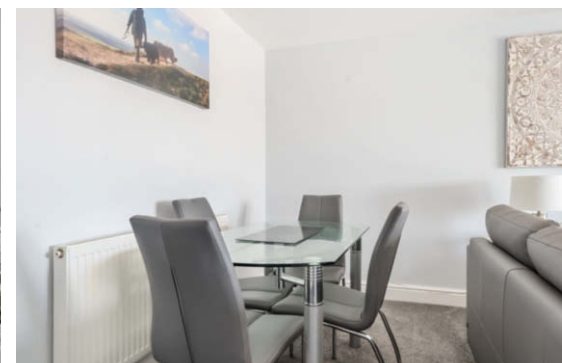
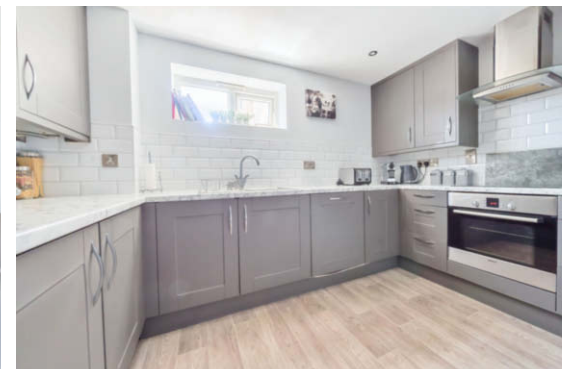
The age restriction to 55 ensures a quiet, peaceful environment with neighbours of a similar age.

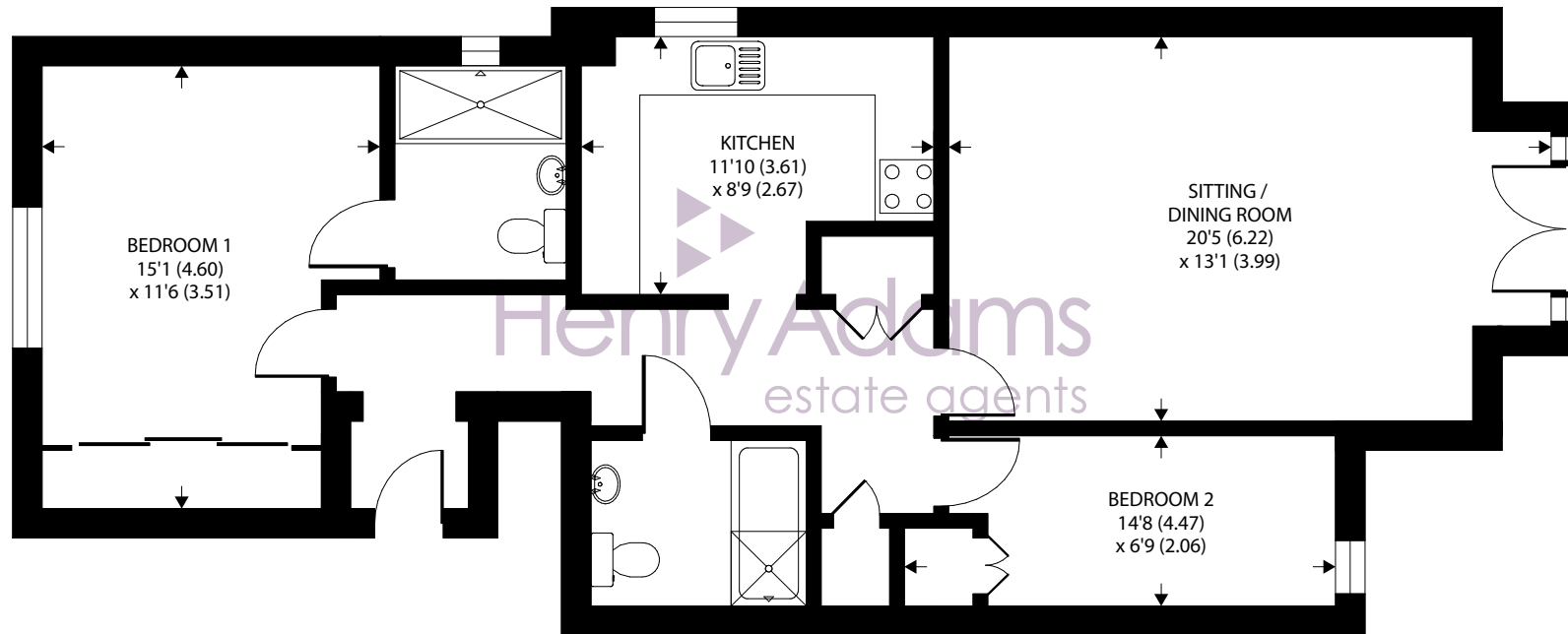
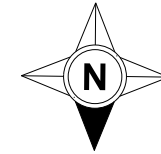
Tenure: We understand there is the balance of 125 years from 2006.

Maintenance Charge: We understand the maintenance charge is approximately 2,700 p.a.

Ground Rent: We understand the ground rent is approximately 200 p.a.

Council Tax Band: C





SECOND FLOOR

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



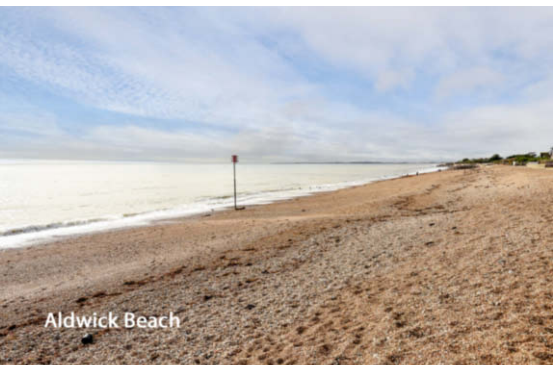
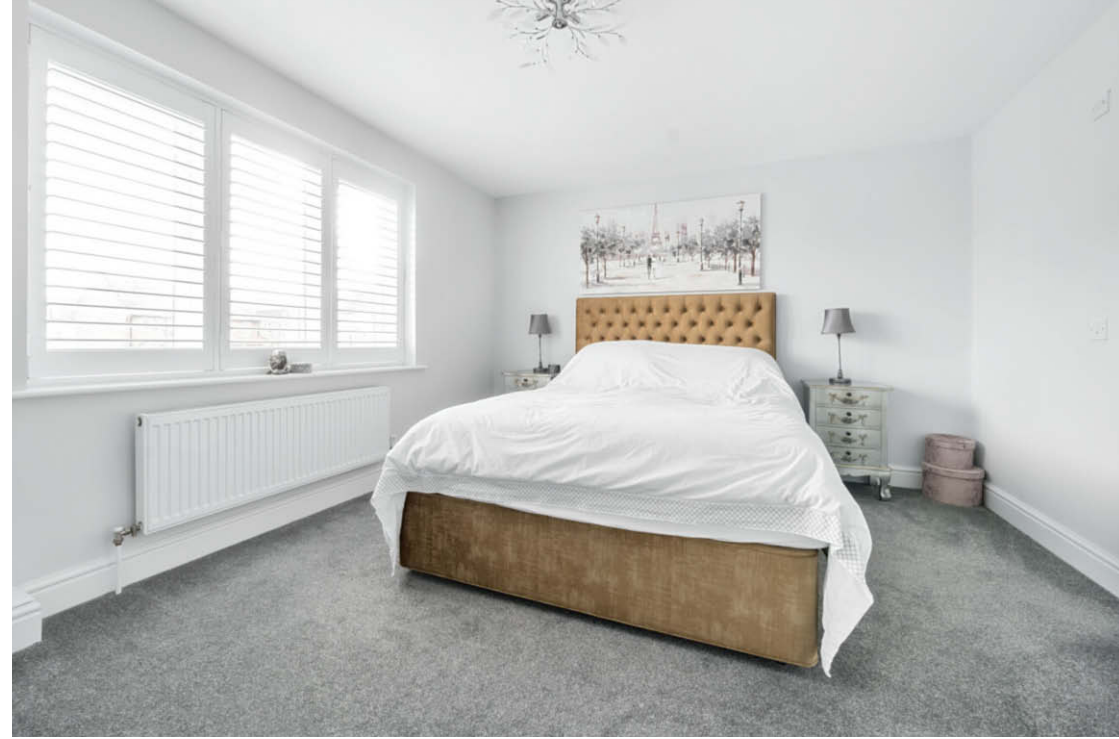
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

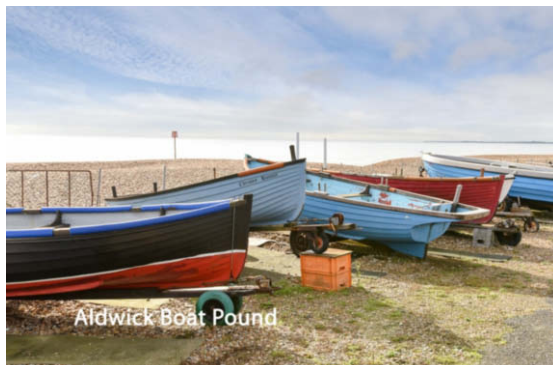
Victoria Place is situated less than quarter of a mile level walk from the promenade, Aldwick Sailing Club and Aldwick promenade, with its traditional beach huts and is also just around the corner from the Aldwick Road shopping parade, which includes a Tesco Express and a range of cafes, bars and restaurants. The town centre is about three quarters of a mile from more comprehensive facilities including a pedestrianized shopping precinct and mainline railway station to London Victoria and the South Coast.

What3Words ///cattle.nobody.snail

12/11/24



Aldwick Beach



Aldwick Boat Pound