

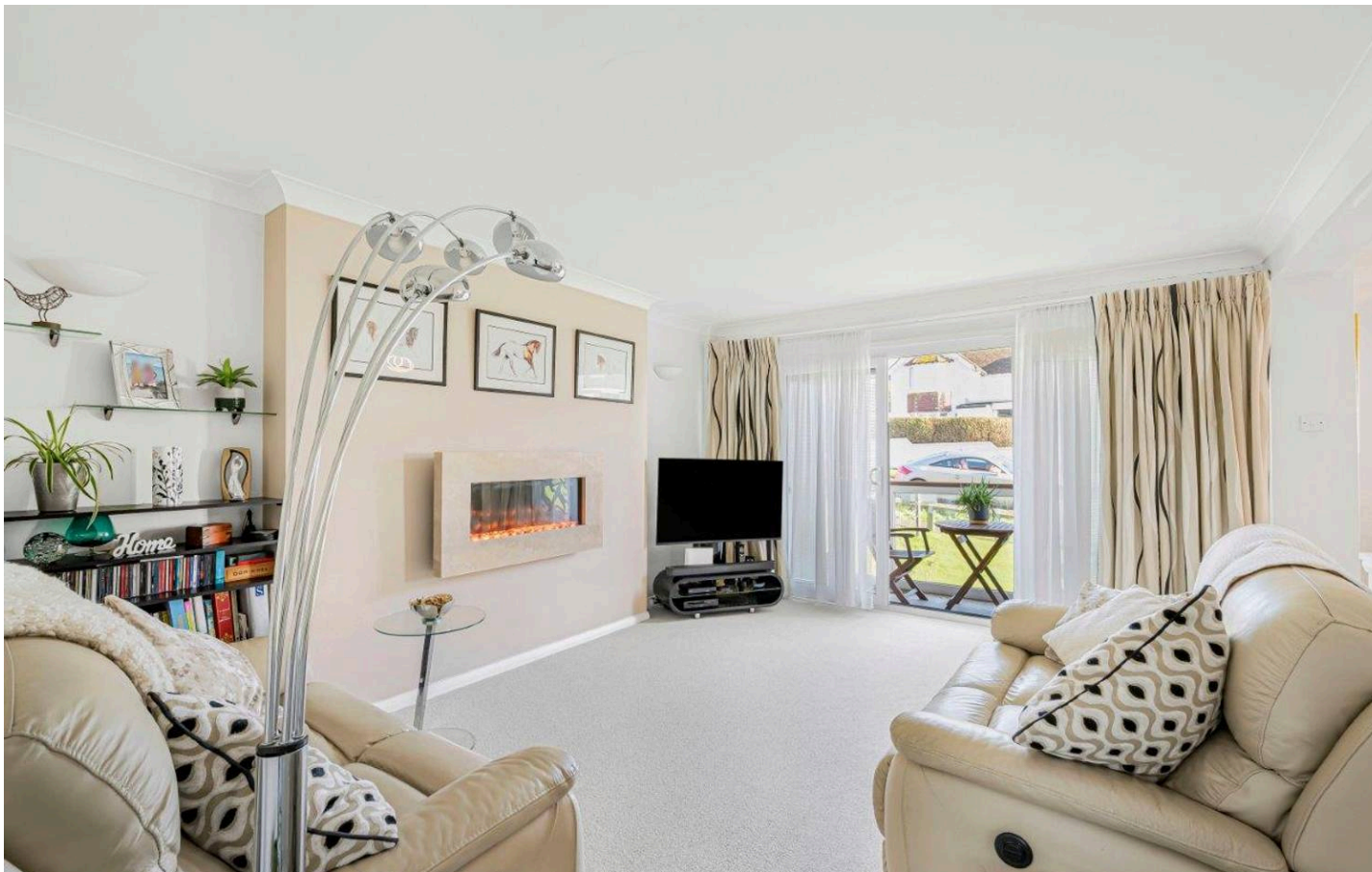


5 Greenway Court, Marine Drive, Rottingdean, BN2 7GS

£360,000

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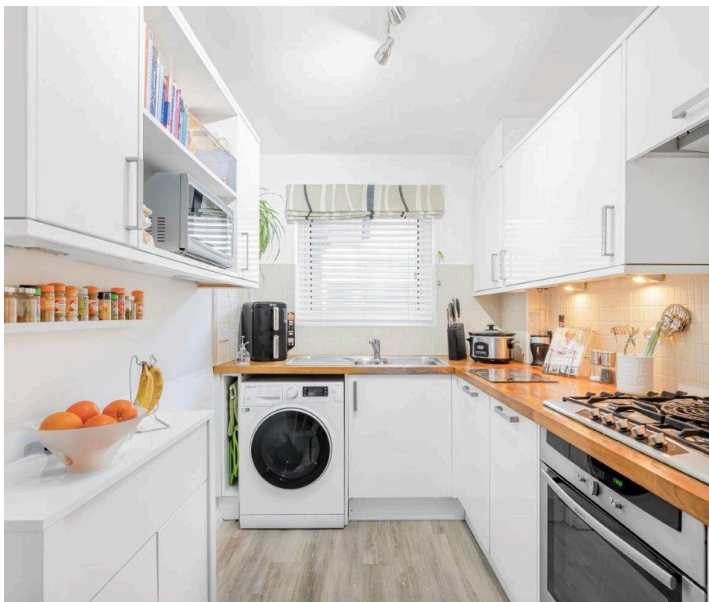


## 5 Greenway Court

Marine Drive, Rottingdean

A superbly presented and well-located ground floor 2-bedroom apartment situated in a small block close to the seafront. This well-designed apartment is extremely well presented offering bright, spacious and modern accommodation with the benefit of an enclosed balcony. The apartment comes with a share of freehold and the block is well maintained.

The front door leads to an entrance hall with space for coats and shoes. A glazed door leads into a dining area with an east facing window attracting the morning sun and overlooking Little Crescent. The living room is another bright room decorated in neutral colours and features a modern wall mounted flame effect fire with travertine marble surround providing a stylish focal point. Patio doors lead to a private balcony offering lovely sea views. The kitchen is fitted with a range of modern white units finished with a solid wood worktop. There is a Neff 5-ring gas hob, Neff fan assisted oven, fully integrated slimline dishwasher and space for washer/dryer. Wall mounted combination gas boiler. There are 2 good size double bedrooms with views to the sea. Fitted wardrobes to bedroom 1. Modern bathroom with fitted cupboards, quartz stone counter tops and part-tiled walls and floor with electric underfloor heating.



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# 5 Greenway Court

Marine Drive, Rottingdean

Outside there is garage to the rear of the property and to the side of the block an enclosed bin store and drying area.

An internal viewing is highly recommended to appreciate the space and condition of the property.  
Vendor Suited.

ENTRANCE HALL

LOUNGE 15'6" x 12'5" (4.72m x 3.78m)

BALCONY

DINING ROOM 11'1" x 7'11" (3.38m x 2.41m)

KITCHEN 11'1" x 6'8" (3.38m x 2.03m)

BEDROOM 1 14'1" x 12'5" (4.29m x 3.78m)

BEDROOM 2 11'1" x 8'2" (3.38m x 2.49m)

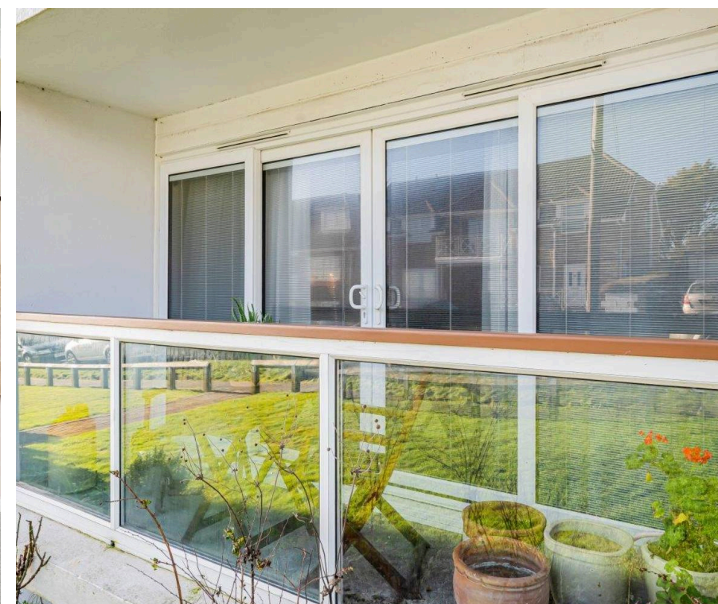
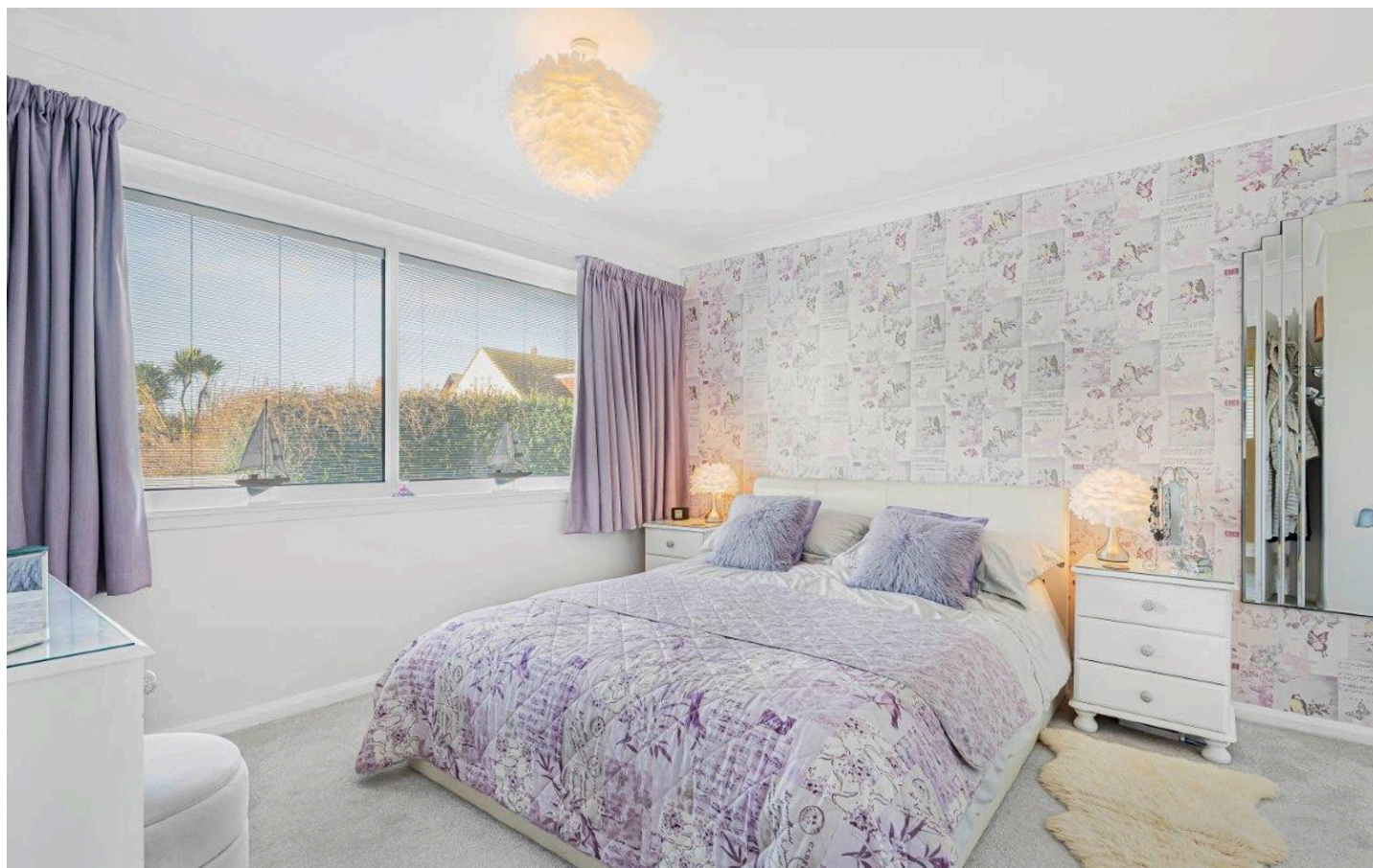
BATHROOM/WC

GARAGE

Council Tax band: B

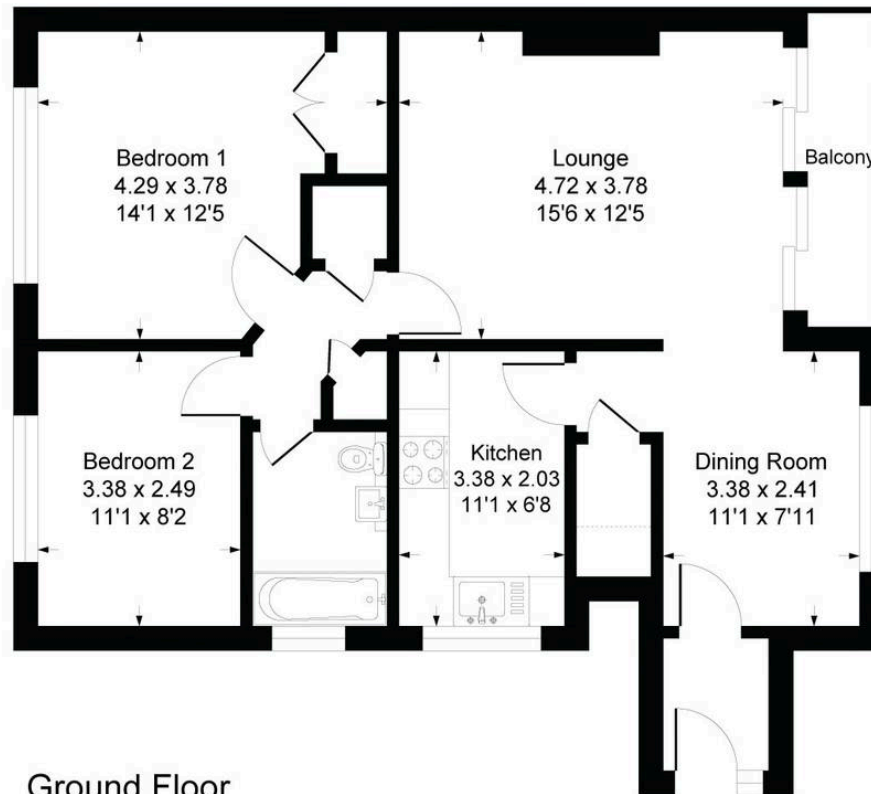
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



## 5 Greenway Ct, BN2 7GS

Approximate Gross Internal Floor Area = 71.81 sq m / 773 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

## Carruthers and Luck Sales and Lettings

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