





House and Son are delighted to offer for sale this one bedroom apartment within a short distance of the West Cliff and the beaches below. The town centre with its array of shops, eateries, cinemas and other leisure facilities is within a short walk.

The apartment, which is in excellent order throughout, comprises: entrance hall, lounge/kitchen, bedroom and ensuite shower room; there is residents parking to the front of the development. Although not stated in the lease, there is a letter of 'comfort' from the freeholder, which permits holiday lets and pets. Buyers should make further enquiries in this regard.

COMMUNAL ENTRANCE

With entrance vestibule, further door to communal hallway with staircase to all floors.

ENTRANCE HALL

8' 1" x 3' 1" (2.47m x 0.94m)

LOUNGE/KITCHEN

14' 0" x 7' 5" (4.29m x 2.28m) widening to 11' 0" (3.36m)

BEDROOM

10' 6" x 8' 1" (3.22m x 2.47m)

ENSUITE SHOWER ROOM

7' 0" x 3' 10" (2.15m x 1.17m)

RESIDENTS PARKING

TENURE AND CHARGES

Tenure: Leasehold, 142 years remaining
Ground Rent: £250 per annum
Service Charges: £1464.22
Council Tax Band: A
EPC Rating: E
Size: 25 square meters



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.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



