

Leasehold - Share of Freehold

Guide Price £190,000 - £200,000

2 Bedroom 1 Reception 1 Bathroom



5 Meachants Court, Meachants Lane, Willingdon, BN20 9LR

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A spacious two bedroom first floor apartment enviably situated at the foot of the South Downs and with glorious downland views from the rear. Benefits include a wonderful bay windowed lounge/dining room, two double bedrooms, a refitted shower room, double glazing, garage and a share of the freehold. Local shops can be found at the nearby Freshwater Square and Willingdon Triangle. An internal inspection comes highly recommended.



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Main Features

• Purpose Built

2 Bedrooms

First Floor

 Bay Windowed Lounge/Dining Room

Fitted Kitchen

Modern Shower Room

Double Glazing

Communal Gardens

Garage

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to –

Hallway

Entryphone handset. Loft access (not inspected). Built-in cupboard housing gas boiler. Laminate floor.

Bay Windowed Lounge/Dining Room

20'9 into bay x 11'4 (6.32m into bay x 3.45m)

Radiator. Feature fireplace with marble surround and hearth. Television point. Coved ceiling. Laminate floor. Double glazed bay window to front aspect

Fitted Kitchen

8'11 x 8'10 (2.72m x 2.69m)

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Space for upright fridge/freezer. Plumbing and space for washing machine. Cooker point. Extractor cookerhood. Part tiled walls. Double glazed window to rear aspect with glorious views towards the South Downs.

Bedroom 1 (Currently Used As A Study/Workroom)

15'10 x 9'10 (4.83m x 3.00m)

Radiator. Coved ceiling. Laminate floor. Double glazed window to front aspect.

Bedroom 2

11'2 x 9'11 (3.40m x 3.02m)

Radiator. Laminate floor. Double glazed window to rear aspect with glorious views towards the South Downs.

Modern Shower Room

Refitted suite comprising shower cubicle. Low level WC with concealed cistern, fitted drawers and marble effect display shelf. Vanity unit with ceramic sink, chrome mixer tap and cupboard below. Part tiled walls. Tiled floor. Heated towel rail. Frosted double glazed window.

Outside

The flat has lawned communal gardens.

Parking

The flat benefits from a garage.

EPC = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A.

Maintenance: £250 per quarter.

Lease: 999 years from 1965. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.