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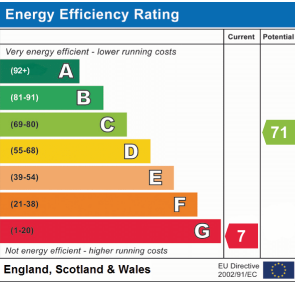
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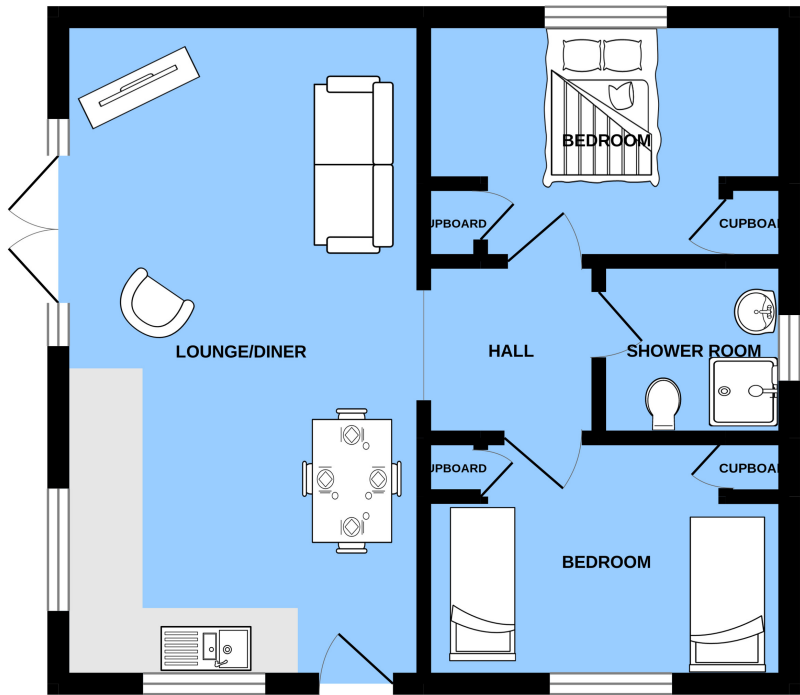
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 5.0202



53 High Beech Chalet Park, St Leonards-on-Sea, East Sussex
TN37 7BS

£115,000

freehold

A charming two bedroom detached chalet with parking, garden and a delightful outlook occupying a preferred position on a popular park in St Leonards-on-Sea. No onward chain. Vacant possession.

Detached Chalet
No onward Chain

2 Bedrooms
Convenient Location

Garden

Parking

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Description

53 High Beech Chalet Park occupies a preferred position close to the entrance of this popular development that is well screened from the access driveway by a mature hedgerow giving the property a private feel. There is an allocated parking space immediately adjacent to the property on the opposite side of the road. The property sits in a good size plot with areas of lawn and a raised decked area with views over the communal gardens and glimpses of far reaching views beyond. The property, which is offered with no onward chain and full vacant possession, is surprisingly spacious and light and enjoys a 23' kitchen/reception area that has double doors opening out onto the decking which is a fantastic entertaining space. There is a central inner hallway which serves to comfortable bedrooms and a shower room.

High Beech Chalet Park is located close to the centre of St Leonards which offers a mainline station with services to London Charing Cross. There are numerous recreational facilities and the proximity is within short proximity of the beach, the historic Old Town and independent shops, as well as major supermarkets and many sites of historical interest. This property would be ideal as a second home or buy to let investment and should be viewed immediately to avoid disappointment.

Directions

From our offices in Battle High Street proceed in a southerly direction taking the 2nd exit at the 1st mini roundabout and the 1st exit at the 2nd mini roundabout. Continue on the Hastings Road and at Bannatynes roundabout take the 2nd exit on the Battle Road and take the 1st turning right into Washington Avenue. At 'T' junction turn left and continue onto the drive into High Beech Chalet Park. Upon entering the park, the property will be found shortly along on the right hand side, screened by a mature conifer hedgerow and there is guest parking on the left hand side just before the property.

THE ACCOMMODATION

With approximate room dimensions is approached via footpath and steps leading up to the side door into the

KITCHEN/RECEPTION ROOM

23' 1" x 9' 0" (7.04m x 2.74m) A delightful triple aspect room with a pleasant outlook over the communal garden, double doors giving access to a well presented decked area, laminate flooring, vaulted ceiling. The kitchen is of a shaker style with a variety of wall and base mounted units incorporating cupboards and drawers, wood effect work surfaces, one and a half bowl stainless steel sink unit with mixer tap over, space for fridge, oven and washing machine. There is a door into a brief inner hallway with shelving and overhead storage cupboard.

BEDROOM ONE

9' 0" x 9' 0" (2.74m x 2.74m) With window to the side of the property, two fitted wardrobes, laminate flooring.

BEDROOM TWO

9' 0" x 9' 0" (2.74m x 2.74m) Two fitted wardrobes, laminate flooring, window to the side.

SHOWER ROOM

4' 5" x 4' 6" (1.35m x 1.37m) Window to the rear of the property, pedestal wash hand basin, wc, shower unit, laminate flooring, tiled walls, recessed lighting to ceiling.

OUTSIDE

There is a mature conifer hedgerow which screens the property from the access driveway and leads around to the side of the property where there is a picket fence and area of lawn, steps give access to the side door and raised decked area. There is an outside light and the decking is picket fence and gate enclosed enjoy a nice aspect over the communal area of lawn with far reaching views. Steps down to further area of lawn and then to a shared footpath.

MAINTENANCE AND SERVICE CHARGE

Service Charge - £250 twice a year (1st April and 1st October)

Maintenance - High Beech Management

NOTE

There is a maintenance charge of £500 per annum to be paid half yearly for maintaining the communal areas.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.