



HEARNES

WHERE SERVICE COUNTS

A superbly positioned two double bedroom split level apartment located in a premier location within the highly sought after West Cliff location only a moments walk to the award winning sandy beaches and seafront whilst also being within easy reach of the ever popular Westbourne Village and main transport links. The property benefits from the majority of the accommodation all on the ground floor whilst also featuring a private entrance, feature high ceilings and a share of freehold.

The property is offered for sale with no forward chain.

On entering the property a spacious entrance hall, providing a useful storage area, leads into a main hallway opening into a spacious living room offering a pleasant outlook over the immaculately maintained communal gardens. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface and space for kitchen appliances.

One of the property's double bedrooms is located on the ground floor along with a modern fitted bathroom comprising a WC, wash hand basin and bath with a shower over. Completing the accommodation is a further, generously sized double bedroom located at a basement level and also featuring a useful storage hallway.

Externally the property is positioned within superbly maintained communal gardens whilst the apartment also benefits from an allocated parking space.

Share of Freehold - 992 years remaining on the lease
Service Charge - Approximately £4079.87 per annum

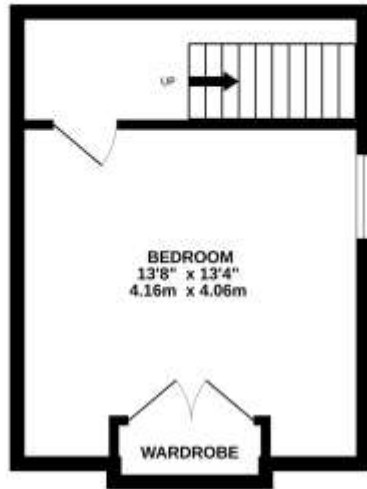
EPC RATING: D

COUNCIL TAX BAND: C

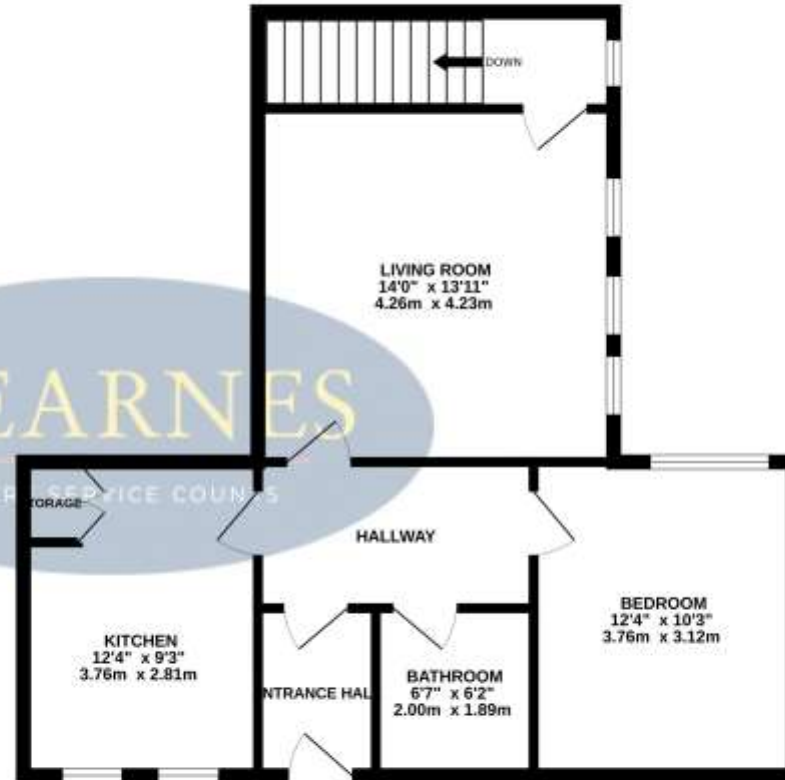


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

BASEMENT
247 sq.ft. (22.9 sq.m.) approx.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

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 Netplan ©2025

