



HEARNES

WHERE SERVICE COUNTS

A superbly presented and fully refurbished two-bedroom character maisonette situated in the premier Alum Chine location, just a moment's walk from the award-winning sandy beaches and within easy reach of the popular Westbourne Village. The property has been finished to a high standard throughout and benefits from two bedrooms, a luxury bath/shower room, and is offered with no onward chain.

On entering, a welcoming entrance hall with a useful storage cupboard leads into a spacious open-plan kitchen/living room with a feature bay window. The recently refitted kitchen offers a range of floor and wall-mounted units with contrasting quartz work surfaces, integrated oven, induction hob, microwave, and fridge/freezer, along with space for a washer/dryer.

A character staircase leads to the first-floor landing, which provides access to two double bedrooms and a luxury bath/shower room. The main bedroom benefits from a feature bay window and ample space for wardrobes, while the second bedroom also offers generous wardrobe space. The luxury bath/shower room is fitted with a wash hand basin, WC, bath, and separate shower enclosure.

Externally, there is on-road parking, and the property is just a short walk from the Suspension Foot Bridge and surrounding woodland. It is also within easy reach of Alum Chine Beach and the sea, providing convenient access to the coast and local walking routes. Share of freehold – No ground rent – Pets with permission.

Maintenance charge approximately £1,172 per annum - Building Insurance: £157.29

COUNCIL TAX BAND: B

EPC RATING: D

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.



Ground Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.0 sq. feet)



Total area: approx. 46.2 sq. metres (497.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

