



**HEARNES**  
WHERE SERVICE COUNTS

An immaculately presented and fully refurbished ninth floor apartment boasting stunning coastal and cityscape views. Situated on the East Cliff, the property is less than a mile away from the Town Centre and just moments from award winning sandy beaches.

A secure video entry system gives access to a spacious reception lobby, with two lifts providing access to all floors. On entering the apartment there is a generous open hallway with useful storage cupboard, providing access to all further accommodation. A bright living/dining room is of a good size, with large window to the rear aspect benefitting from superb views. A door leads through to an enclosed balcony, once again giving fantastic sea views, with large opening windows. A newly installed kitchen features an extensive selection of matching wall-mounted and base units, complemented by compact laminate work surfaces. The kitchen includes an inset ceramic hob with a concealed extractor hood, twin ovens, space for a fridge freezer, and a washing machine. Additionally, there is a countersunk sink unit with a mixer tap, space for a slimline dishwasher, and luxury Quartz floor tiles.

The primary bedroom is a well-sized double with ample space for wardrobes, enjoys stellar sea views and a doorway opening onto the enclosed balcony. Bedroom two is a smaller double room, again with built in wardrobe and views to the rear aspect. A refitted family bathroom is comprised of a bath with shower over, wash basin and WC, whilst there is also the advantage of a separate cloakroom fitted with WC and wash basin.

A further benefit of the property is an allocated parking space within the secure, underground garage which can be accessed via the lift. The property is offered for sale with no onward chain.

Share of freehold

Maintenance charge approximately £1,125 per quarter to include heating, water and buildings insurance.

Ground rent nil

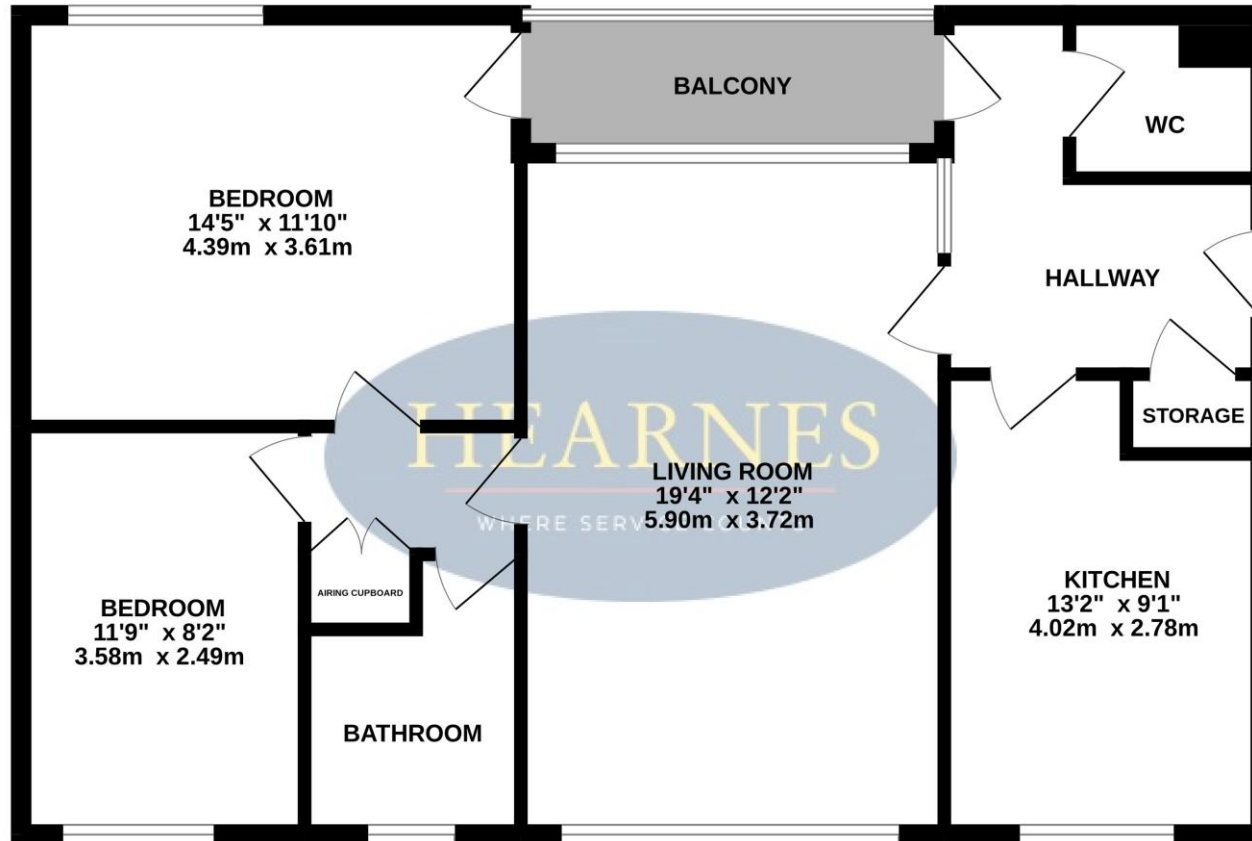
**COUNCIL TAX BAND: D**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



NINTH FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 Metropix ©2024

