



6 FINCH MANSIONS UPPER MAZE HILL, ST LEONARDS ON SEA, EAST SUSSEX TN38 0LD

£250,000 SHARE OF FREEHOLD





### COMMUNAL ENTRANCE

Accessed via communal front door, the property is located on the ground floor with private front door opening into:

### ENTRANCE HALL

Parquet flooring, telephone point, useful storage cupboard, airing cupboard, wall mounted electric consumer unit, wall mounted video entry phone system, door leading into:

### LOUNGE/DINING ROOM

16' 6" max x 12' 6" narrowing to 11' 3" max (5.03m max x 3.81m narrowing to 3.43m max) Double glazed window and door to the rear with the latter giving access onto the rear garden, parquet flooring, coved ceiling, television point, electric storage radiator, door to:

### KITCHEN

9' 6" max x 9' 2" (2.90m max x 2.79m) Fitted kitchen comprising range of wall and base cupboards with fitted drawers, further range of work surfaces over, space for electric cooker with fitted cooker hood over, inset 1.5 bowl sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge and separate freezer, part tiled walls, two double glazed windows to rear aspect overlooking the garden.

### BEDROOM 1

15' 0" max x 11' 3" max (4.57m max x 3.43m max) An irregular shaped room, coved ceiling, dado rail, electric storage radiator, double glazed window to side aspect overlooking the garden.

### BEDROOM 2

14' 3" x 9' 1" (4.34m x 2.77m) Measurement excludes door recess, built in wardrobes, coved ceiling, dado rail, electric radiator, double glazed window to side overlooking the garden.

### BATHROOM

Fitted suite comprising panelled bath with shower over, low level WC, vanity enclosed wash hand basin, chrome ladder style heated towel rail, tiled walls, tiled flooring, extractor fan.

### GARDEN

Walled private garden with stone patio butting the property, ample space for table and chairs for alfresco dining, section of wooden decked patio, shed, range of mature plants and shrubs.

### PARKING

Allocated parking bay.

### AGENTS NOTES

Service Charge: £1020 twice yearly

Lease: 999 Years from 2017

Council Tax Band D

EPC Rating TBC

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

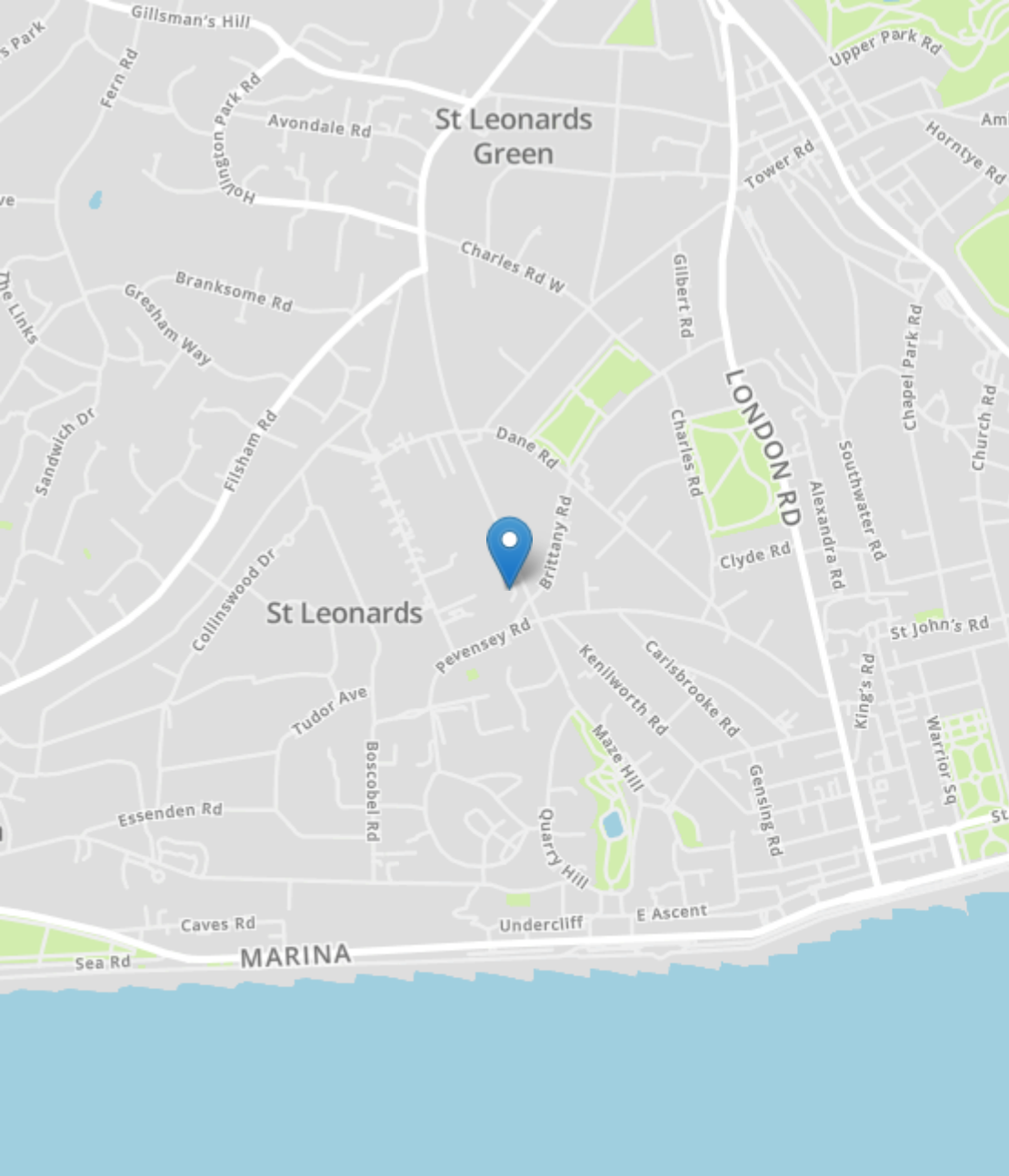
### DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

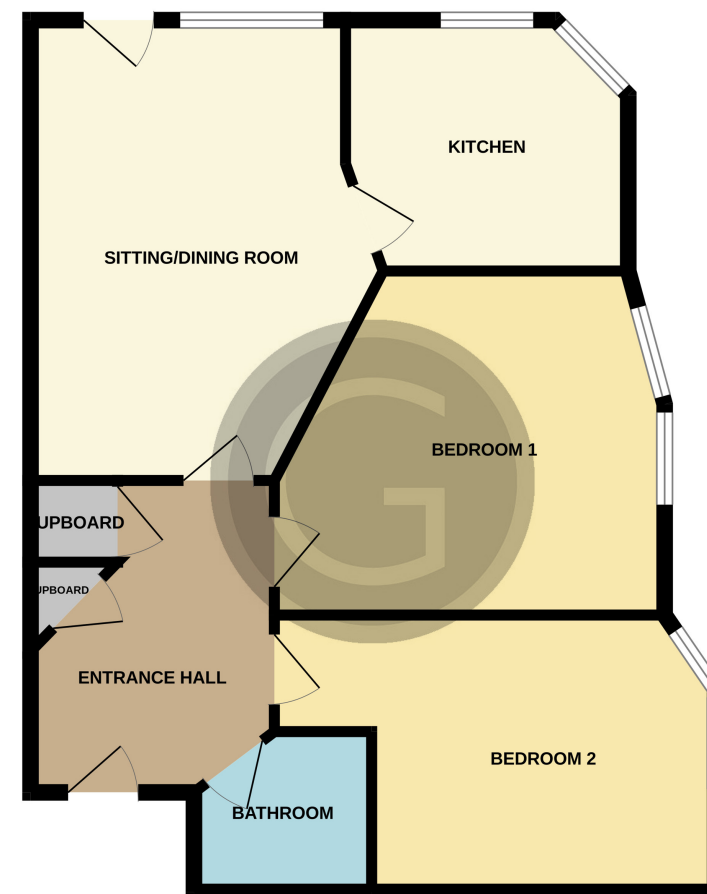








GROUND FLOOR



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.  
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