

HEARNES

WHERE SERVICE COUNTS



A LUXURY two double bedroom, two bath/shower room FIRST FLOOR APARTMENT located in the highly SOUGHT AFTER ALUM CHINE location moments from the award winning sandy beaches and SEAFRONT. Featuring an IMPRESSIVE LIVING/DINING ROOM and SECURE UNDERGROUND PARKING. NO FORWARD CHAIN.

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TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the actual dimensions of the property may vary slightly from those shown on the plan. The floor plan is provided for guidance only and is not to be used as a basis for any legal proceedings. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

For illustrative purposes only - not to scale.

A luxury two double bedroom, two bath/shower room first floor apartment situated in the highly sought after Alum Chine location backing onto the Chine and woodland leading to the award winning sandy beaches and seafront whilst being within easy reach of the popular Westbourne Village. The property is finished to a high specification throughout with a particular feature being the light and spacious living/dining room offering a pleasant wooded outlook. The property further benefits from a lift, secure underground parking and share of freehold whilst being offered for sale with no forward chain.

Pineridge is accessed via a secure entry phone system with a superbly maintained communal hallway leading to the first floor and entrance to the apartment. On entering the property a hallway leads into a bright and spacious living/dining room offering a pleasant dual aspect outlook. A separate kitchen offers a range of floor and wall mounted units finished with a matching work surface and range of integrated appliances.

The property benefits from two double bedrooms, both of which benefit from fitted wardrobes with the master bedroom being served by a modern en suite shower room. A further modern fitted bathroom comprising a WC, wash hand basin and bath completes the accommodation.

The property is conveyed with a secure underground parking space.

EPC RATING: C COUNCIL TAX BAND: D



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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.