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Campbell's

your local independent estate agent

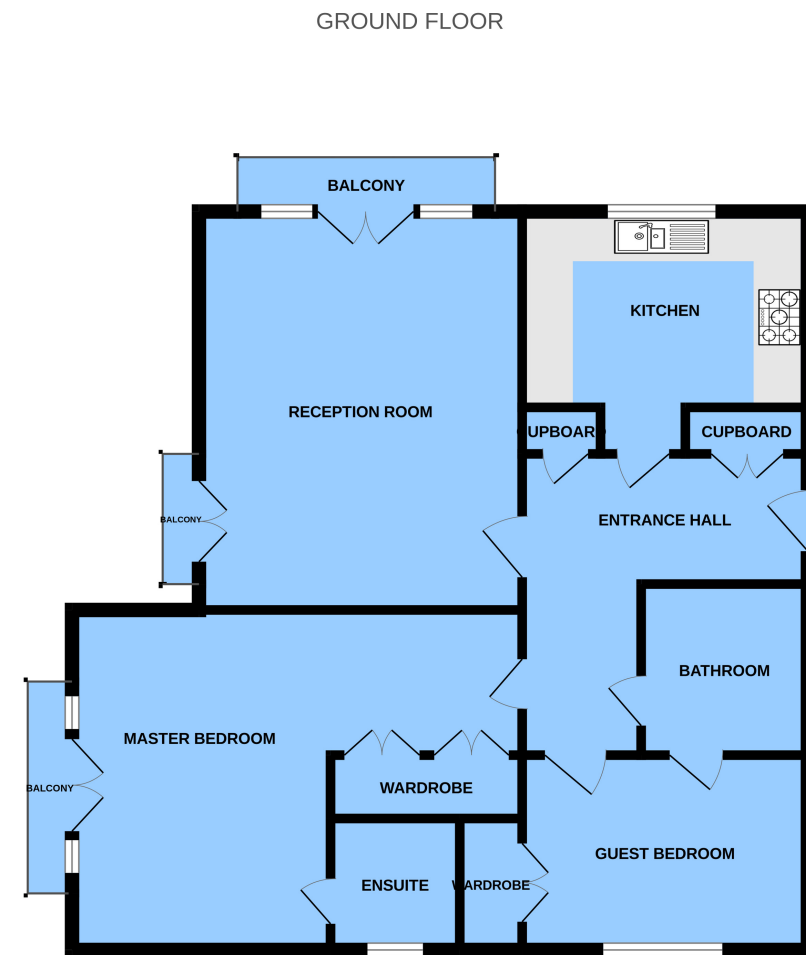
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



12 River Oaks Apartments, Beachy Head View, St Leonards-on-Sea,
 East Sussex TN38 8EY

£259,950
leasehold

An immaculately presented top floor apartment with stunning views, garage and parking.

- Top Floor Apartment
- Garage and Parking
- 2 Bedrooms
- Far reaching views
- Living/Dining Room
- 2 Bathrooms
- Good size kitchen
- Convenient Location

Description

A beautifully presented top floor apartment forming part of a block purpose built only twenty years ago. The communal areas are well maintained with a lift to the top floor. The apartment itself enjoys far reaching views over countryside to the coast and the Beachy Head. The reception room is a very comfortable size, has a double aspect with two balconies, one of which enjoying the far reaching views. The master bedroom also enjoys a balcony, a generous dressing area and an en-suite. In addition there is a family bathroom which is "Jack & Jill" with the second bedroom which is also a comfortable double and with built in wardrobes. The kitchen is a good size, fully integrated and also enjoys far reaching views. Unlike many apartments there is the benefit of a good size garage with ample space for one car and storage, with remote controlled up-and-over door as well as an allocated parking space and outbuilding to the front of the block.

River Oaks Apartments commands an elevated location at the top of a quiet and popular cul de sac on the outskirts of St Leonards. The nearest station is at Battle with services to London Charing Cross as well as a pretty High Street which has a good range of privately owned shops, pubs and restaurants and schools, both comprehensive and private at primary and secondary levels. St Leonards also offers a very comprehensive range of amenities including supermarkets, recreational facilities, schooling and seafront. The area is generally well served for sights of historical interest, rural walks and is broadly considered to be an area of Outstanding Natural Beauty.

Directions

From Battle travel South along Hastings Road to the roundabout by Bannatynes Health Club. Take the 4th exit into Stonebeach Rise and in due course turn left into Cooden Ledge, left again into Beachy Head View where the property will be found on the left hand side.

What3Words: ///tender.slung.scales

THE ACCOMMODATION

With approximate dimensions, is approached via communal entrance door, with telephone entry system, into communal hallway with stairs and lift giving access to the third floor. Private door into

SPACIOUS HALLWAY

11' 1" x 10' 8" (3.38m x 3.25m) max L-shaped with large coats cupboard, additional storage cupboard.

KITCHEN

10' 8" x 8' 1" (3.25m x 2.46m) A variety of wall and base units of a Shaker style incorporating cupboards and drawers, granite effect work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, window to the front with pleasant views, five ring gas hob with brushed aluminium splash back and extractor hood over, integrated dishwasher, fridge, freezer, shoulder level electric oven and grill, tiled splash back, recessed lighting to ceiling.

RECEPTION ROOM

16' 9" x 14' 11" (5.11m x 4.55m) A delightful double aspect room with two balconies accessed via double doors to the front and side, with spectacular far reaching views to the front to Beachy Head, television aerial point, telephone point.



BEDROOM ONE

13' 10" x 11' 11" (4.22m x 3.63m) Double doors giving access out onto a balcony to the side of the property, television aerial point, telephone point, DRESSING AREA with two fitted double wardrobes, door into



EN-SUITE

7' 5" x 4' 8" (2.26m x 1.42m) Window to the rear of the property, shower, WC, wall mounted wash basin, tiled walls, radiator, recessed lighting to ceiling.

BEDROOM TWO

11' 9" x 9' 1" (3.58m x 2.77m) Window to the rear of the property, two fitted double wardrobes, loft access, television aerial point, telephone point. Door to



FAMILY BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m) Close panelled bath with shower attachment over, WC, pedestal wash hand basin, tiled walls, radiator, recessed lighting to ceiling. Door to hallway.



PARKING

Located to the far right is a good size garage with ample space for one car and storage, with remote controlled up-and-over door, as well as an allocated parking space and spaces for visitors.

LEASE DETAILS

999 years from 2004
Ground Rent - £150 per annum
Maintenance - £1583.83 per annum

COUNCIL TAX

Hastings Borough Council
Band C - £2,166.64

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.