



HEARNES
WHERE SERVICE COUNTS

An impressive ground-floor apartment, enviably located just 0.75 miles from the beachfront and less than a mile from Westbourne Village, which offers a vibrant selection of independent bars, restaurants, and boutique shops. The property boasts spacious living accommodation, three well-proportioned bedrooms, two stylish bath/shower rooms, and a stunning private south-facing garden.

Upon entering the property, a porch leads into a welcoming hallway providing access to all ground-floor accommodation. To the rear, an inviting living room features a charming bay window and French doors, seamlessly connecting the space to the private garden. A modern galley kitchen, also positioned at the rear, offers direct garden access and leads to a spacious bath/shower room with an integrated utility area.

The primary bedroom is generously sized, featuring a bay window overlooking the front aspect and benefitting from an en-suite shower room. The second bedroom is another well-proportioned double with a bay window, served by the main bath/shower room. The third bedroom, a smaller double, includes a convenient WC and hand wash basin.

Externally, the property boasts an impressive south-facing garden with a patio area adjoining the house, leading to a further decked seating area at the rear—ideal for outdoor entertaining. Additionally, there is a garden shed providing valuable storage. To the front, a large driveway offers ample parking for multiple vehicles.

Share of freehold - 999 years from 2005

Maintenance - As and when

Ground rent – Nil

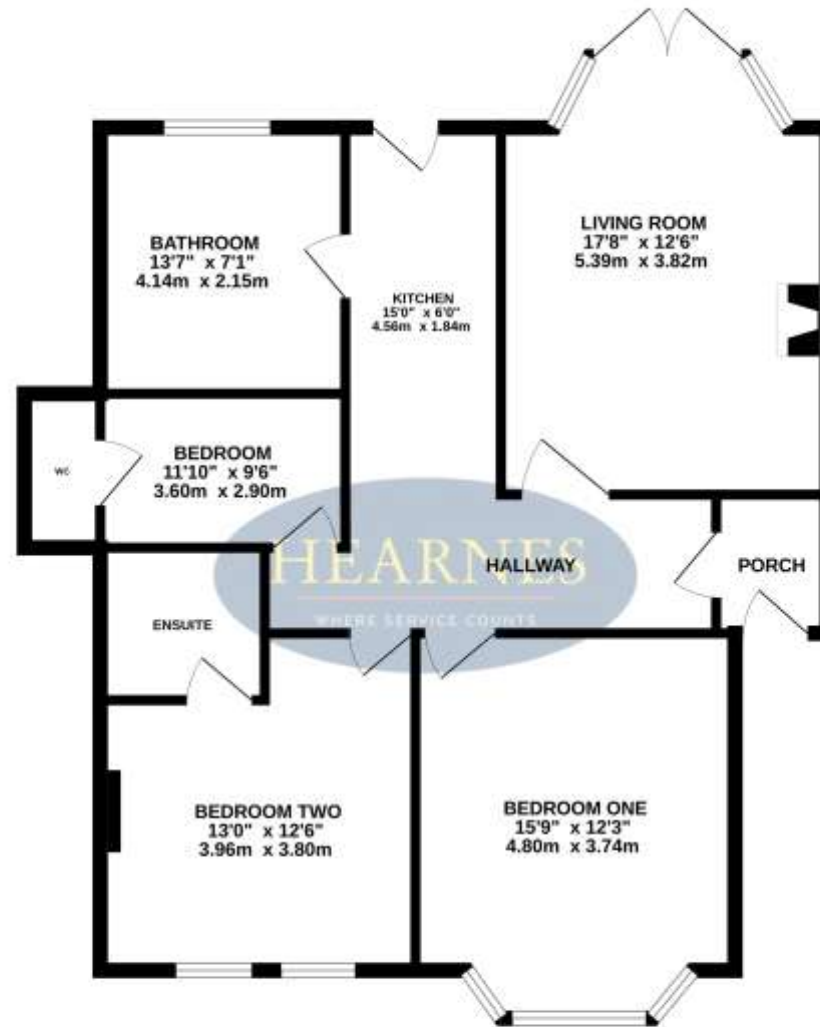
COUNCIL TAX BAND: B

EPC RATING: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their availability or efficiency at the time of writing.
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