



1



2



1



E



Description

Robert Luff & Co are delighted to offer this very well presented top floor flat, enviably located in a raised position and benefitting from stunning sea and coastal views. The generous accommodation comprises: Entrance hall, 23ft South facing lounge with full width balcony providing stunning views, fitted kitchen, primary bedroom - also offering fantastic sea views, further bedroom & bathroom. Outside, the property benefits from a single lock up garage and additional storage unit. VIEWING ESSENTIAL!!



Key Features

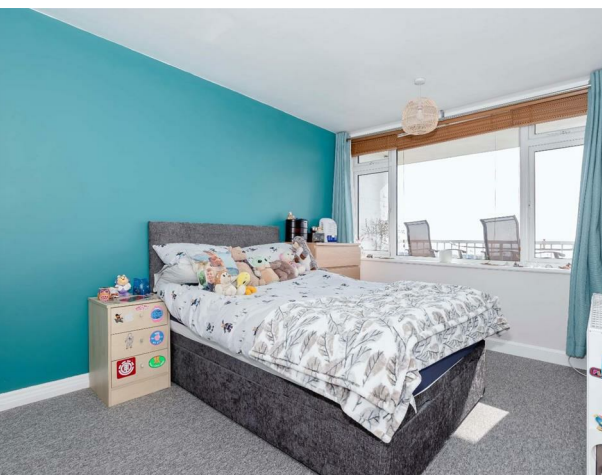
- Long Lease
- Two Bedrooms
- South Facing Balcony
- Garage & Secure Storage Shed
- EPC: E
- Stunning Sea & Coastal Views
- Top Floor Flat
- Modern Kitchen & Bathroom
- Close To Village Centre & Mainline Station
- Council Tax Band: B



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Communal Front Door

Into entrance hall. Stairs to top floor landing.

Personal Front Door

To:

Entrance Hall

Downlighters, cupboard housing immersion heater & storage.

Lounge

3.66m x 3.61m narrowing to 3.30m (12 x 11'10" narrowing to 10'10")

Double glazed window to front with stunning views over the English channel to the Seven Sisters in the East, TV aerial point, electric radiator door to:

Balcony

South facing with stunning views over the English Channel to the Seven Sisters in the East.

Kitchen

3.23m x 2.31m (10'7" x 7'7")
Double glazed window, part tiled walls. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer sink unit with mixer tap, space and plumbing for washing machine & dishwasher, space for further appliances, electric oven.

Bedroom One

4.37m x 2.97m max narrowing to 2.64m (14'4" x 9'9" max narrowing to 8'8")

Double glazed window to front with stunning views over the English Channel, electric radiator.

Bedroom Two

2.69m x 1.96m (8'10" x 6'5")

Double glazed window, electric radiator.

Bathroom

Fitted suite comprising: Panel enclosed bath with mixer tap and electric shower over, vanity unit with inset wash hand basin & storage cupboards, WC, tiled splash-backs, extractor fan.

Outside

Garage

Single garage with up and over door.

Storage Shed

brick built lock up shed, great storage for bikes/paddleboards etc.

Lease

Approx. 990 years remaining. Ground Rent and Service Charge is approx. 1900 a year which include water and building insurance.



Floor Plan Brighton Road



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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

	73	
	40	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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