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## Description

We are delighted to bring to market this beautifully presented first floor apartment, ideally located in the sought after West Durrington area, with a supermarket, local parks, schools, excellent bus routes, train station, and the David Lloyd gym all nearby.

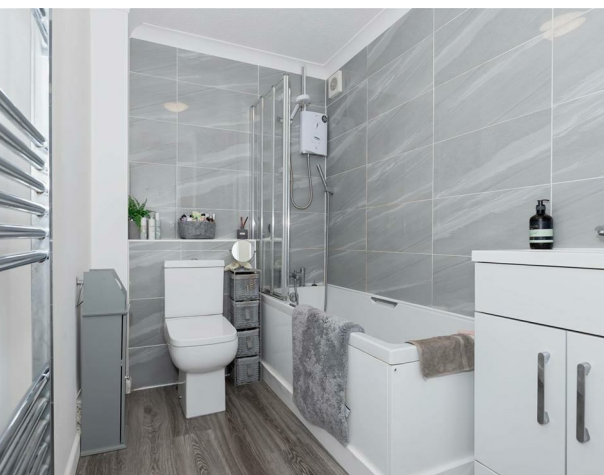
The accommodation comprises an entrance hall, a bright and spacious double aspect lounge, a spacious kitchen/breakfast room, a south facing double bedroom, and a refitted bathroom. Additional benefits include allocated parking and double glazing.

## Key Features

- First Floor Apartment
- South Facing Double Bedroom
- Refitted Bathroom
- Allocated Parking
- Dual Aspect Lounge
- Spacious Kitchen/Breakfast Room
- Double Glazing
- Council Tax Band B







### **Communal Hall**

Front door and stairs to first floor.

Front Door to:

### **Hallway**

Wall mounted heater, telephone intercom and wall mounted electric consumer units, coving, laid wood effect flooring, cloak cupboard with shelf and hanging, glazed door through to:

### **Bright Dual Aspect Lounge** **4.57m x 3.66m (15'72 x 12'50)**

Dual aspect double glazed windows, TV point, laid wood effect flooring, coving, wall mounted electric heater, telephone point, and glazed door to:

### **Kitchen/Breakfast Room** **4.09m x 2.13m (13'5 x 7'62)**

Range of light fronted base and wall units, integrated fridge/freezer, space for electric cooker, space and plumbing for washing machine and fridge/freezer, tiled splashback walls, roll top working surfaces incorporating a black sink with mixer tap, space for breakfast bar or table, coving, double glazed window, and wall mounted electric heater.

### **Double Bedroom** **4.19m x 3.07m (13'9 x 10'1)**

Double glazed window with southerly aspect, coving, and wall mounted electric heater.

### **Refitted Bathroom**

Panel enclosed bath with handles, mixer tap, and shower attachment, further fitted Mira power shower with folding screen, low flush WC, basin set in vanity unit with mixer tap, electric heated towel rail, coving, tiled splashback walls. and airing cupboard housing pre-lagged copper cylinder and slatted shelves.

### **Parking**

Allocated parking space.

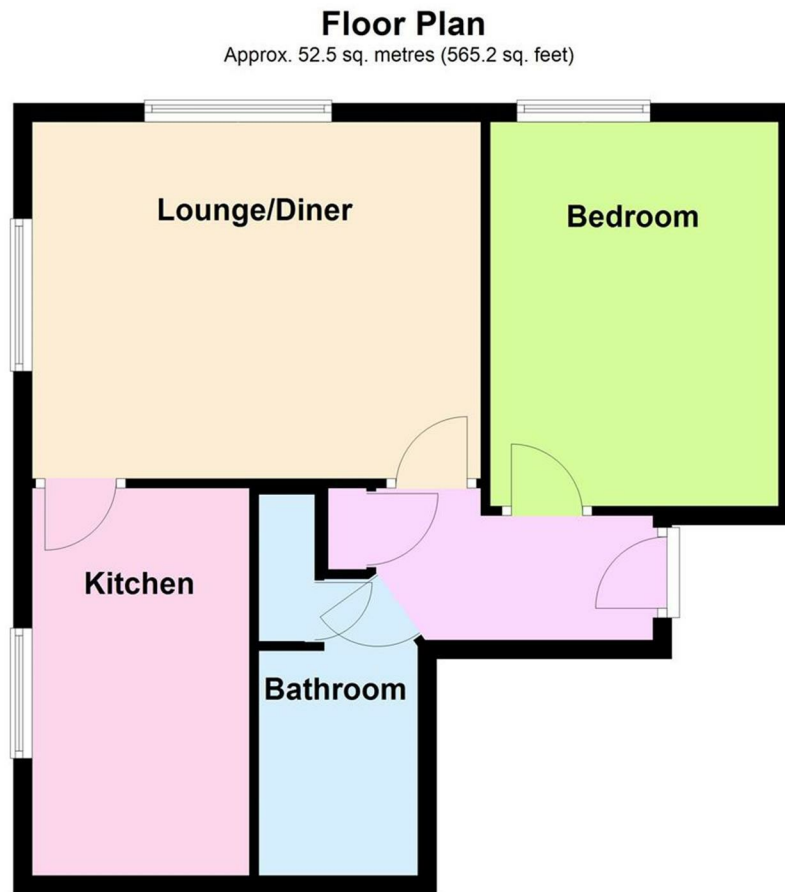
### **Tenure**

Leasehold

With approximately 88 years remaining.

Maintenance charges: £620 twice a year.

## Floor Plan Chestnut Walk



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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