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## Description

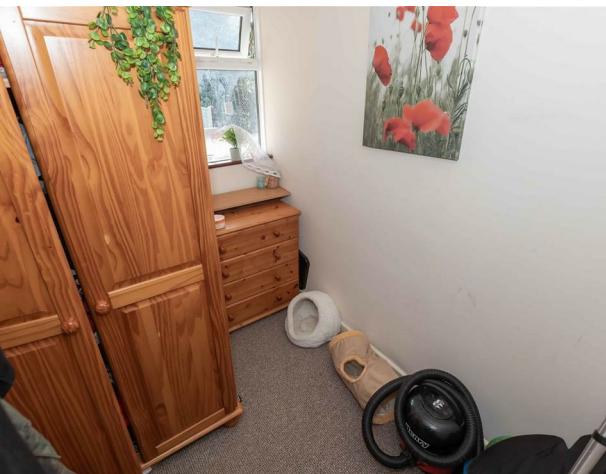
Robert Luff & Co are delighted to offer to market this two/three bedroom ground floor flat, ideally located in a highly sought-after central position, just moments from the mainline station, town centre shops, restaurants, the beach, and excellent bus links.

Accommodation offers an entrance hall, L-shaped lounge/dining area, a fitted kitchen, two double bedrooms, a third single bedroom, and a family bathroom. Additional benefits include double glazing, gas fired central heating and a private garden.

## Key Features

- Two/Three Bedroom Ground Floor Flat
- Double Glazing
- Garden
- Central Location
- Council Tax Band A
- Spacious L-Shaped Living/Dining Space
- Gas Fired Central Heating
- EPC Rating C
- Near Train Station





#### Entrance

Frosted uPVC door to:

#### Hallway

Leading to:

#### L-Shaped Lounge/Diner

**4.22 x 6.08 (13'10" x 19'11")**

Two radiators, coving, uPVC patio doors leading out to the garden.

#### Kitchen

**2.46 x 2.29 (8'0" x 7'6")**

A range of wood fronted wall and base units, rolltop worktops, stainless steel sink with mixer tap, space for gas cooker with extractor hood over, space and plumbing for washing machine, tiled splashback, cupboard enclosed boiler, double glazed window looking out into rear garden, and space for fridge freezer.

#### Bedroom One

**3.36 x 3.20 (11'0" x 10'5")**

Radiator, double glazed bay window, and coving.

#### Bedroom Two

**2.57 x 3.5 (8'5" x 11'5")**

Radiator, double glazed window and coving.

#### Inner Hallway

Door to Bedroom Three and storage cupboard with hanging rail.

#### Bedroom Three / Study

**1.84 x 2.22 (6'0" x 7'3")**

Radiator and double glazed window.

#### Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal basin, low flush WC, radiator, frosted double glazed window, extractor fan and tiled walls.

#### Rear Garden

Low maintenance patio area, outside tap, shrubs, timber built storage shed, and side gate.

#### Tenure

Freehold



## Floor Plan Centrecourt Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	70	75
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.

Robert  
Luff & Co