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## Description

We are delighted to offer to market this first floor studio flat, ideally situated in this popular town centre location close to local shops, restaurants, the seafront, schools parks and the mainline station.

Accommodation offers entrance hall, spacious living area with fitted kitchen and separate modern shower room. Other benefits include large south facing communal gardens and a long lease.

## Key Features

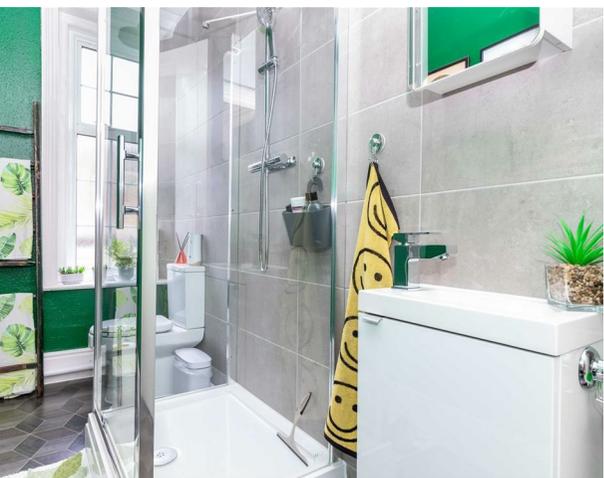
- First Floor Studio Apartment
- Spacious Living Space
- Fitted Kitchen Area
- Modern Shower Room
- South Facing Communal Gardens
- Council Tax Band A
- Fantastic Central Location
- Just off the Seafront



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Robert  
Luff & Co



**Communal Entrance**  
Security phone into:

**Communal Hallway**  
Stairs leading up to the first floor,  
private front door into the flat.

**Entrance Lobby**  
Security entry phone.

**Studio Room**  
**4.72m x 4.57m (15'6 x 15'0 )**  
Double aspect, electric heater and  
space for bed and dining room  
table and chairs.

**Kitchen Area**  
Fitted kitchen with a range of wall  
and base units, stainless steel sink  
unit inset to work surfaces with  
mixer tap and drainer, four ring  
ceramic hob with extractor hood  
above, single electric oven, space  
for fridge, space and plumbing for  
washing machine.

**Shower Room**  
Recently refitted modern suite  
with shower enclosure and  
separate shower attachment, wash  
hand basin with mixer tap and  
cupboard underneath, low level  
flush W.C, part tiled walls, shaver  
point, double glazed window,  
dimplex heater.

**Large South Facing Communal  
Gardens**

**Tenure**  
Share of Freehold  
Remainder of 999 year lease.  
Ground Rent: £0  
Service Charge: £89 per month.

