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## Description

We are delighted to offer this deceptively spacious top floor one bedroom apartment, ideally located in the heart of the Heene District with attractive views overlooking St Botolph's Church. The property benefits from a private balcony, a long lease, newly installed heating systems, and a vendor suited with a chain free onward purchase.

## Key Features

- Top floor apartment
- One double bedroom
- Spacious lounge diner
- Private balcony with views of St Botolph's Church
- Kitchen with views towards the South Downs
- Family bathroom
- Large airing cupboard and additional storage
- Newly installed water heating system and upgraded electric radiators
- Long lease and vendor suited with chain free onward purchase
- Council Tax Band B | EPC Rating D



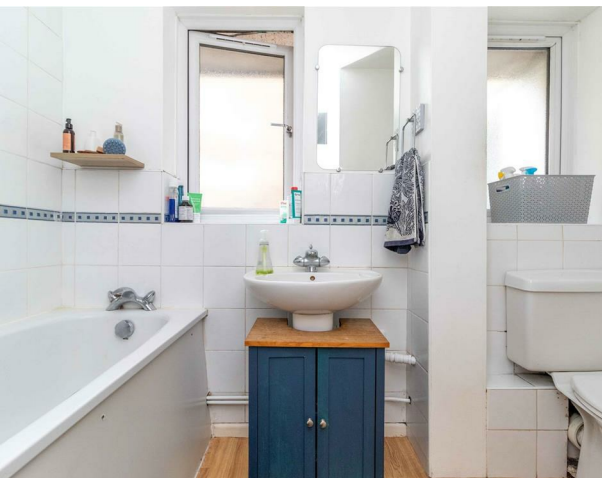


The accommodation comprises a bright and spacious lounge diner with access to a private balcony and views of the church, a generous double bedroom with a southerly aspect double glazed window, and a family bathroom. The well proportioned kitchen has a range of wall and base units with integrated appliances. The kitchen also offers views across the South Downs along with space for a small dining table. There is also a large airing cupboard providing excellent storage within the hallway.

Further benefits include a long lease, a newly installed water heating system, upgraded electric radiators, and the added advantage of the vendor being suited with a chain free onward purchase.

#### **Tenure**

Leasehold with 937 years remaining.  
Service Charge: £1300 every six months.



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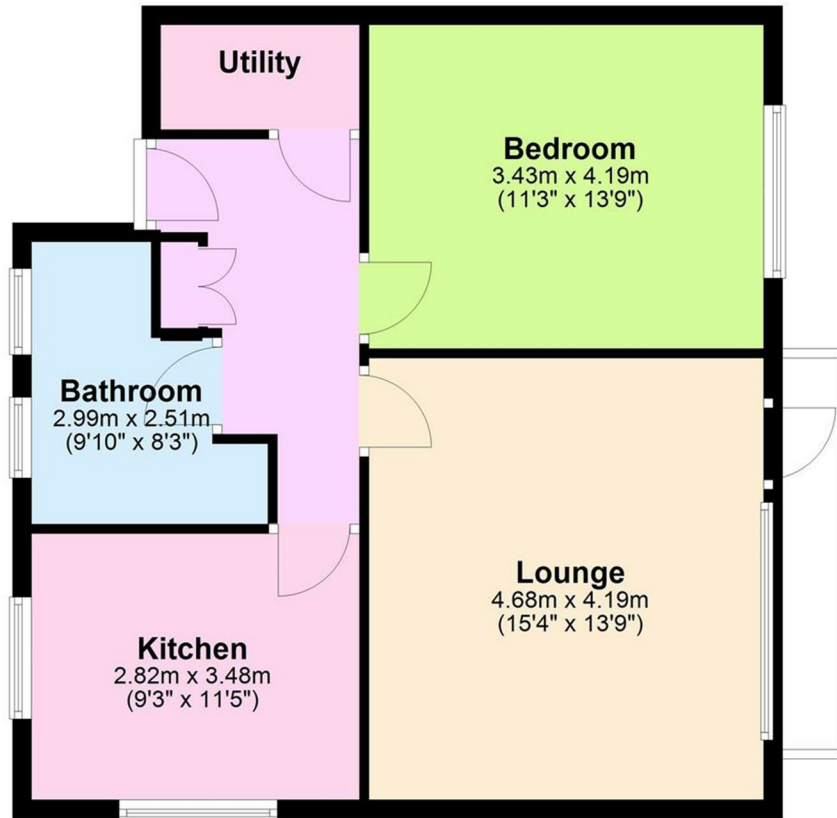
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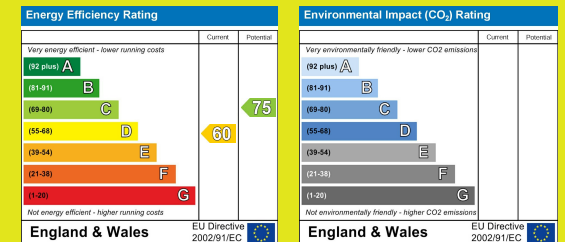
## Floor Plan Manor Road

### Ground Floor

Approx. 60.6 sq. metres (652.7 sq. feet)



Total area: approx. 60.6 sq. metres (652.7 sq. feet)



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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