

HUNT FRAME

ESTATE AGENTS



11 Church Bailey, Pevensey, BN24 5NQ

£135,000



A well presented, GROUND FLOOR, one bedroom retirement located at Church Bailey in Westham, enjoying easy access to local shops and transport routes. Benefitting from direct access on to communal gardens, the accommodation comprises a 15'4 x 12'4 lounge, kitchen, double bedroom with fitted wardrobes and a re-fitted wet room. Available with no onward chain.



Communal front door with security entry phone to:

Communal Hallway

Front door to:

Entrance Hall

Large walk-in storage cupboard, night storage heater, airing cupboard, warden alarm, security entry phone receiver.

Lounge

15'4 x 12'4 (4.67m x 3.76m)

Ornamental fireplace with electric fire. Night storage heater, warden alarm, TV point, double glazed window and door leading on to gardens.

Kitchen

12'1 x 6'1 (3.68m x 1.85m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in oven and 4 ring electric hob with extractor hood above. Spaces for washing machine and fridge/freezer, wall mounted electric heater, double glazed window.

Bedroom

13'5 x 8'6 (4.09m x 2.59m)

Built in mirror fronted double wardrobes, night storage heater, double glazed window.

Wet Room

Recently installed in a white suite comprising shower cubicle, low level wv, vanity wash basin with cupboards below, tiled walls, heated chrome towel ladder, warden alarm, double glazed window.

MAINTENANCE CHARGE: £219 PER MONTH.

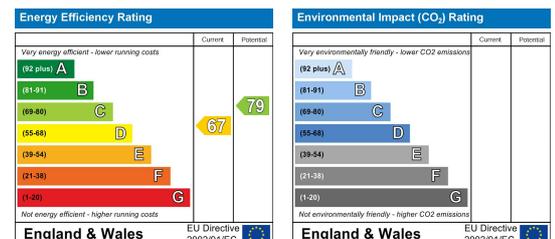
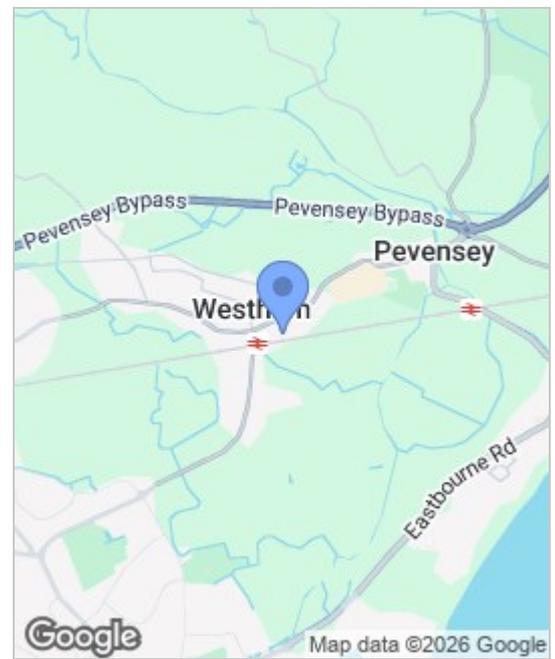
LEASE : 62 YEARS REMAINING

COUCIL TAX BAND: B

COMMUNAL FACILITIES INCLUDING LOUNGE, LAUNDRY, HAIR SALON AND PARKING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is

accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.