



# Lawton & Dawe

## PROPERTIES



## Imperial Court 22 Bannings Vale

, Saltdean, BN2 8DB

**£230,000**

Lawton and Dawe are pleased to have for sale the three remaining newly built, high spec one bedroom flats in a smart block. The block is located in a popular, residential location in Saltdean close to local amenities and easy onward travel to Brighton or travelling east.

The flats are fitted with many luxury features such as video entry system, high spec integrated appliances, high-end bathrooms or wet rooms, and benefit from allocated parking and a bike rack to the rear. They have finished with neutral decoration ready to have their own stamp put on them!

They are leasehold with 123 year leases created on completion, and a service charge of £100 per month per flat.

Flat 4 is located on the first floor, at the rear of the building and comprises of an open plan kitchen/living area, double bedroom, shower room, and large hallways with storage cupboards and space for furniture, if required.

The flat also has a Juliet balcony accessed by French doors, perfect for sitting out in during the summer!

The properties are chain free and would make a perfect first property or investment. Contact us for further details or to book a viewing.

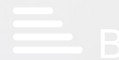
EPC - B

- EPC B
- Seafront location
- Luxury fixtures and fittings
- Allocated parking space
- Video Entry
- Underfloor heating
- 123 year lease on completion
- £100 p/m service charge No chain
- No chain
- Bike rack

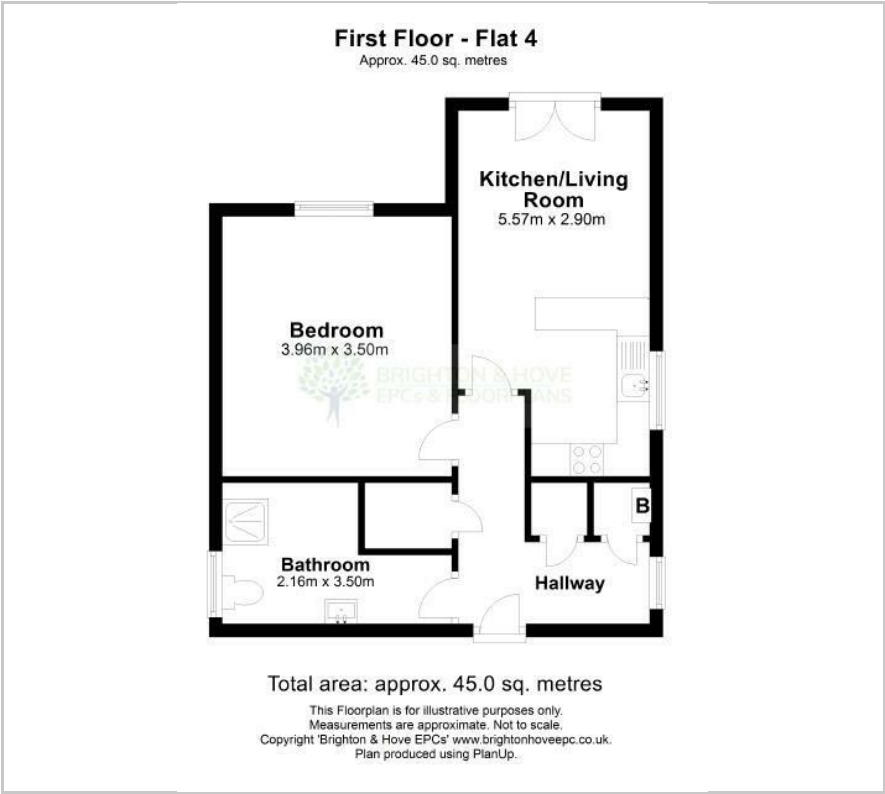
### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01323 817791

or email [enquiries@lawtonanddawe.co.uk](mailto:enquiries@lawtonanddawe.co.uk) to arrange a viewing appointment for this property or for further information



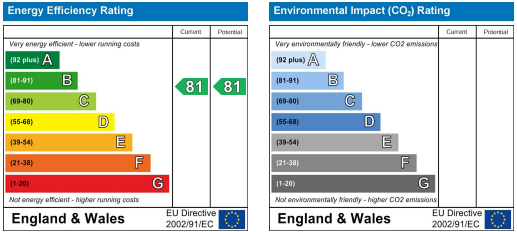
Floor Plan



Area Map



Energy Efficiency Graph



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