



# Lawton & Dawe

## PROPERTIES



## Imperial Court 22 Bannings Vale

, Saltdean, BN2 8DB

**£210,000**

Lawton and Dawe are pleased to offer you 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 leases around 122 years, and service charge of £100 per month, per flat.

Flat 6 is located on the second (top) at the rear of the building and comprises of an open plan kitchen/living area, double bedroom, wet room, and large hallways with storage cupboards and space for furniture, if required.

The flat also has a good sized balcony, great for entertaining and enjoying a coffee on!

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

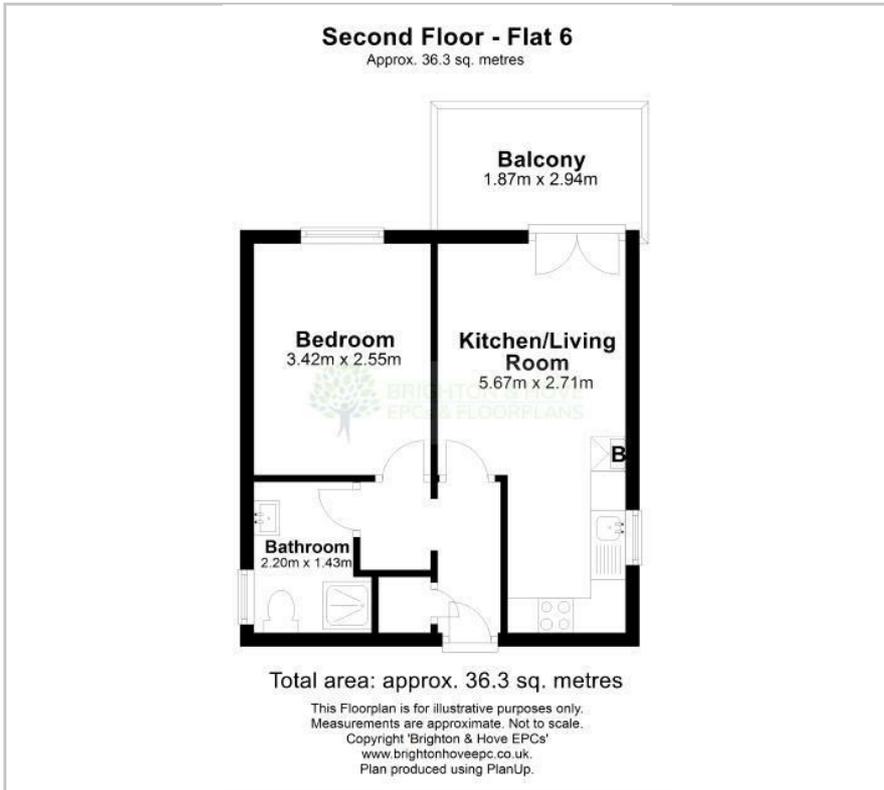
- EPC C
- Seafront location
- Luxury fixtures and fittings
- Allocated parking space
- Video entry
- Underfloor heating
- 120 year lease on completion
- £100 p/m service charge
- No chain
- Bike rack

### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment for this property or require further information.



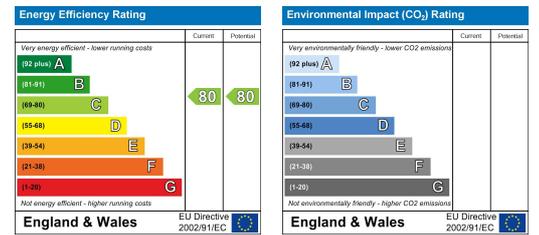
## Floor Plan



## Area Map



## Energy Efficiency Graph



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