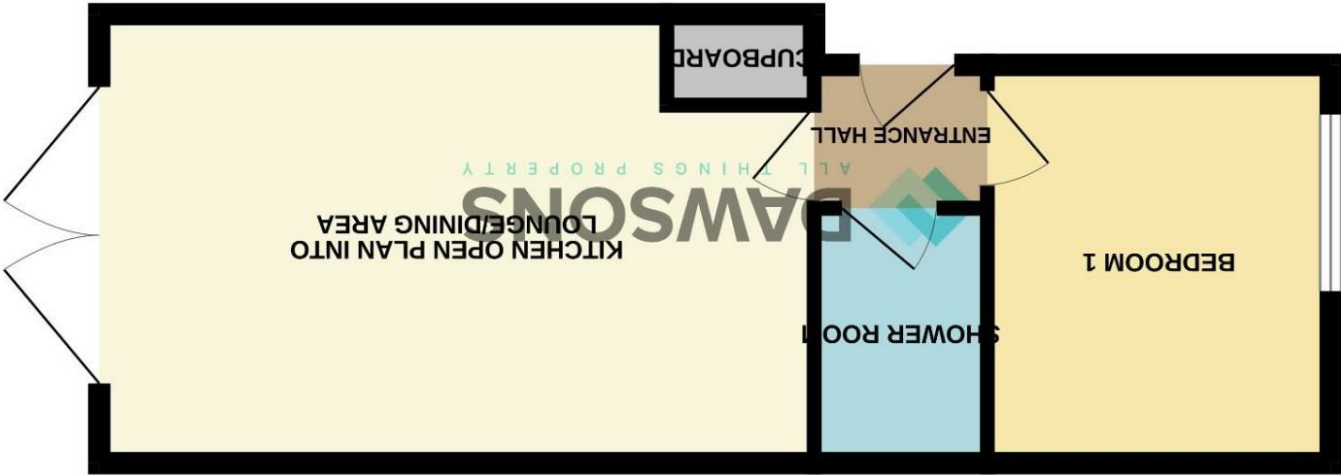


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

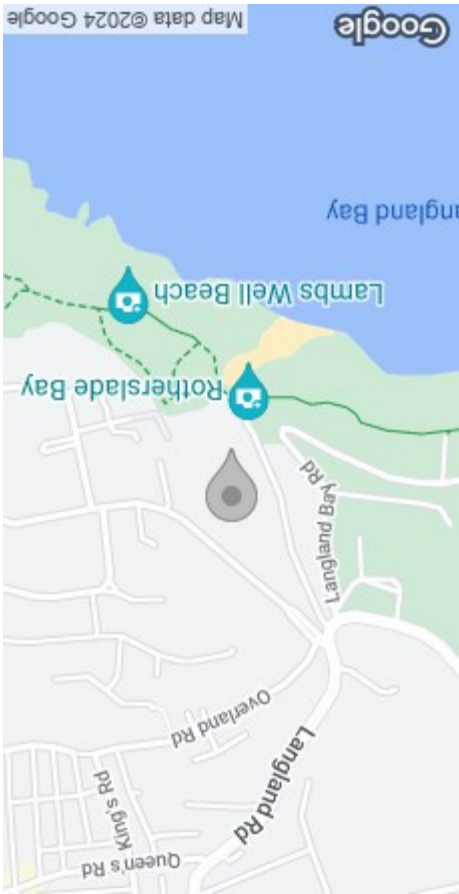
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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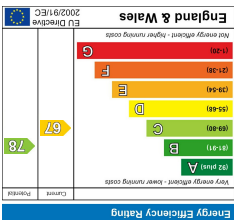
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Opportunity to purchase a recently renovated ground floor one bedroom apartment located within Fairhaven Court which occupies a very prominent position overlooking Rotherslade Bay. The apartment has undergone renovation in the summer of 2023 and now benefits from a newly fitted kitchen with appliances, electric heating system and upvc windows. A sit out sun balcony with uninterrupted sea views across the bay provides a perfect retreat to sit and enjoy. The accommodation briefly comprises: entrance hall, open plan lounge/dining area into kitchen, bedroom and a shower room. Externally are well maintained communal gardens and an allocated parking space. Viewing is recommended to appreciate the standard of accommodation on offer. Tenure Leasehold, Lease terms 125 years from 25/12/2014. Service charges paid Half Yearly in Advance: £1,192.36 ,EPC - D. Council tax - D.

FULL DESCRIPTION

Entrance
Enter via front door into:

Hallway
4'06 x 3'063 (1.37m x 0.91m)
With tiled flooring, spotlights to ceiling, doors leading to



Kitchen Open Plan Into Lounge/Dining Area
18'10 x 11'10 (5.74m x 3.61m)
The lounge area offer double french doors to sit out on balcony with sea views over Rotherslade Bay allowing an abundance of natural light into an open plan kitchen/living area newly fitted with a range of white high gloss wall and base units with tiled splash back and complimentary worksurfaces. Incorporating a stainless steel sink with mixer taps, electric induction hob with electric chrome extractor hood over. Newly fitted integrated appliances include dishwasher, fridge/freezer and washing machine. Built in storage cupboard, spotlights to the ceiling, Two electric wall mounted room heaters and tiled floor.

Shower Room
6'09 x 4'06 (2.06m x 1.37m)
A three piece suite comprising W/C , shower cubicle with electric wall mounted shower and vanity unit with storage cupboard under and inset wash hand basin with mixer tap. Tiled floor, partially tiles walls, Chrome electric wall mounted heated towel rail and spotlights to ceiling.

Bedroom
10' x 8' (3.05m x 2.44m)
With privacy glass window to rear, built in cupboard housing hot water heater, Electric wall mounted heater and spotlights to ceiling.

External
Benefiting from an allocated parking space Number 15 and well maintained communal gardens.

Half Yearly Service Charge in Advance: £1,192.36

