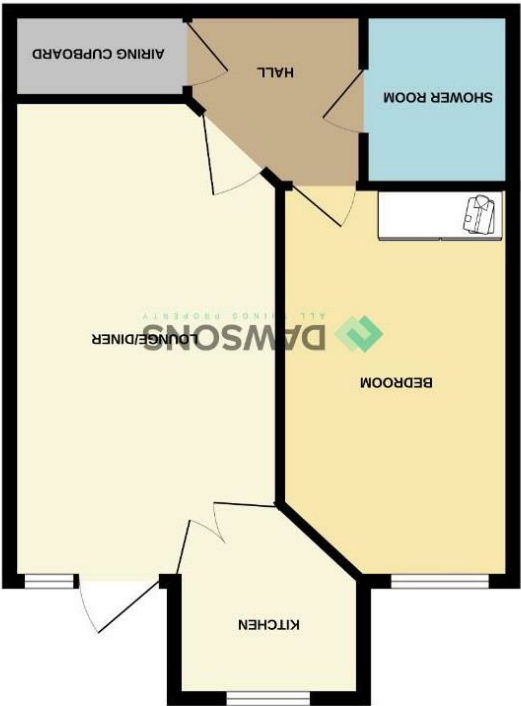
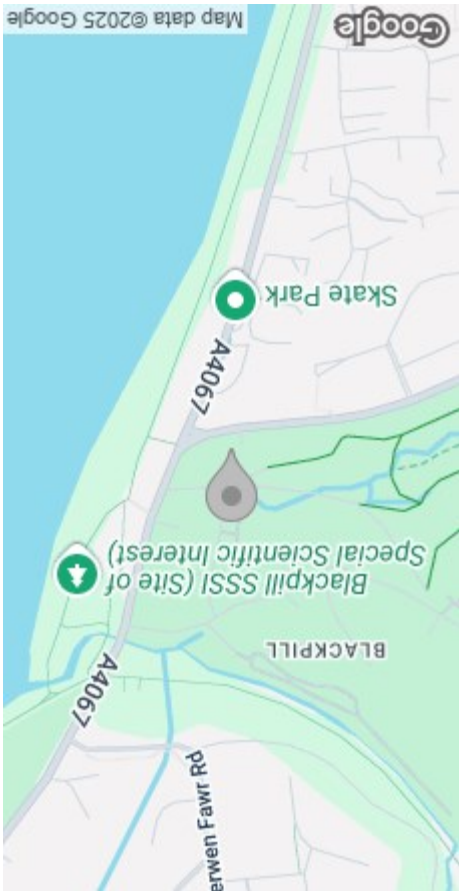


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 herein, measurements of rooms, including any internal dimensions, have not been taken and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of the floorplan by inspection and measurement. All dimensions are given in metres and rounded to the nearest millimetre. The floorplan is not to be used as a basis for any claim or compensation and should be used as a guide only. The floorplan is not to be used as a basis for any claim or compensation and should be used as a guide only.

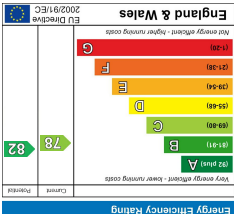


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Nestled in the sought-after coastal location of Blackpill, this delightful ground-floor retirement apartment offers a perfect blend of comfort, convenience, and community living. Situated within a well-maintained retirement complex, residents benefit from beautifully landscaped communal gardens, visitors' parking, a communal lounge, laundry and refuse facilities, and lift access to all floors.

Upon entering, the apartment welcomes you with an entrance hall featuring a built-in storage cupboard. The bright and airy open-plan lounge/dining area provides a warm and inviting space, with a door leading out to a patio seating area, seamlessly connecting to the communal gardens—ideal for enjoying the fresh sea air. The fitted kitchen offers practicality and style, while the generous double bedroom boasts fitted wardrobes for ample storage. A shower room completes the accommodation.

Perfectly positioned just a short stroll from the stunning seafront promenade, this apartment presents an excellent opportunity for a peaceful and secure retirement lifestyle with all essential amenities close by.

EPC - C

FULL DESCRIPTION

- Entrance Hall**  
7' x 6'11 (2.13m x 2.11m)
- Lounge / Dining Room**  
20'01 x 10'08 (6.12m x 3.25m)
- Kitchen**  
7'09 x 7'08 (2.36m x 2.34m)
- Bedroom**  
15'07 x 9'02 (4.75m x 2.79m)
- Bathroom**

**Tenure**  
Leasehold  
125 year lease from 01/03/1993 with 93 years remaining  
Annual ground rent - £512.00  
Annual Service charge - £2396.00



**Council Tax Band**  
D

**Services**  
Mains electric, water & drainage. (there is no gas)  
The current sellers do not have broadband connected. Please refer to Ofcom checker for further information.  
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

