

Ist Call

SALES AND LETTINGS



Southbourne Grove, Chalkwell, SS0 9UT

£210,000

Offered with no onward chain for a smooth purchase process, this well-proportioned apartment showcases quality accommodation throughout. Perfectly positioned just a stone's throw from the beautiful Chalkwell Park, this spacious two-bedroom first floor apartment offers an enviable lifestyle location with Chalkwell railway station and the stunning seafront within walking distance. The impressive 17'6" front lounge creates a bright and welcoming living space, perfect for both relaxation and entertaining. The sleeping accommodation comprises a large master bedroom and a well-sized second bedroom, providing flexible options for family living or home working. From an investment perspective, the property offers excellent long-term security with 161 years remaining on the lease - providing peace of mind for decades to come. The combination of prime location, quality accommodation, and practical benefits makes this an outstanding opportunity for first-time buyers, professionals, or investors alike. An internal viewing is essential to fully appreciate the quality and potential this wonderful property offers.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Staircase to first floor landing, radiator, loft access, doors off to...

Lounge 17'6 x 14'9 into bay (5.33m x 4.50m into bay)



Large double glazed bay window and additional double glazed window to front, radiator, fireplace with inset gas fire, coved ceiling...



Bedroom One 11'8 x 11'1 (3.56m x 3.38m)



Double glazed window to rear, radiator, coved ceiling...

Bathroom 6'8 x 5'5 (2.03m x 1.65m)



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, extractor fan, obscure double glazed window to side...

Kitchen 8'3 x 6'9 (2.51m x 2.06m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine, matching wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to side...

Bedroom Two 10'7 x 7'10 (3.23m x 2.39m)



Double glazed window to rear, radiator...

Agents Note

We understand that the property has 161 years remaining lease term with an annual Ground Rent of £50 and an annual Buildings Insurance premium in the region of £527...

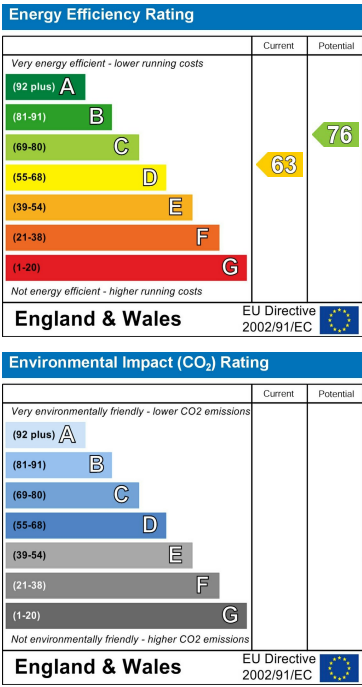
Floor Plan



Area Map



Energy Efficiency Graph



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