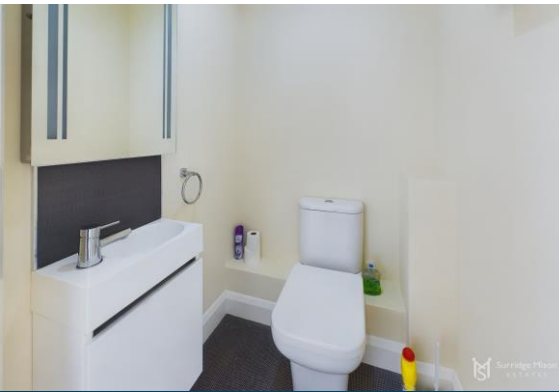
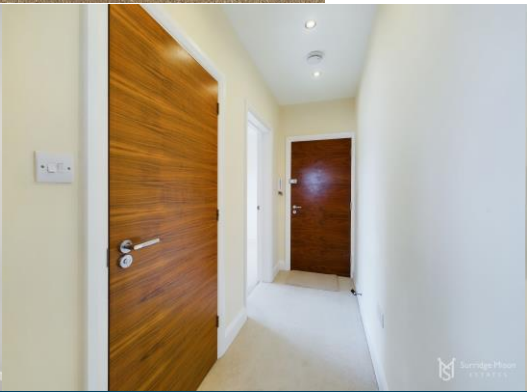




Welcome to this exquisitely modern apartment in the charming seaside village of Pevensey Bay. The property boasts a well-presented interior with a sleek, modern kitchen, double glazing for added comfort, and an en-suite shower room for added convenience. Situated just a stone's throw away from the beach and local shops, this apartment offers the perfect blend of modern living and convenience. With allocated parking and a reliable bus service nearby, you'll have no trouble exploring the beautiful surroundings. With one spacious double bedroom, this immaculate property is ideal for young professionals looking to settle in a picturesque seaside location. Don't miss out on this opportunity to make this stylish apartment your new home. Contact us today to arrange a viewing.

Guide Price £110,000 to £130,000
Tenure Leasehold



4 Wallsend House, Richmond Road, Pevensey Bay, East Sussex, BN24 6AU



Communal Entrance

Communal entrance with security entryphone system. Stairs to first floor landing and private entrance door to entrance hall.

Entrance Hall

Entryphone handset. Inset spotlights. Mains smoke alarm.

Open Plan Lounge/Kitchen/Dining - 4.5m x 4.42m (14'9" x 14'6")

Double aspect room with double glazed windows to front and side. Electric heater. TV point. Fully fitted with a range of gloss wall and base units housing integral tall fridge/freezer and washing machine. Built in single electric oven. Work surfaces with inset stainless steel sink and drainer unit with mixer tap and four burner electric hob with fitted cooker hood.

Bedroom - 3.18m x 2.87m (10'5" x 9'5")

Double glazed window to side. Electric heater. Door leading to en-suite.

En-Suite Shower Room

Partially tiled walls and vinyl flooring. Extractor fan. Inset spotlights. Heated chrome towel rail. Modern suite comprising of double walk in shower cubicle and wash hand basin with mixer tap.

Separate W.C.

Vinyl flooring. Wall mounted fuse board. Extractor fan. W.C. and wash hand basin set within vanity unit with mixer tap and tiled splashback.

Allocated Parking Space

Lease Information

The vendor informs us:

Ground Rent £150 half yearly

Maintenance Charge £3000 per annum including building insurance and contribution into reserve fund

Lease 125 years from 2015

Council Tax Band A with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Electricity Mains

Primary Heating Electric heaters

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾
398.7 ft²
37.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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