TOWN FLATS

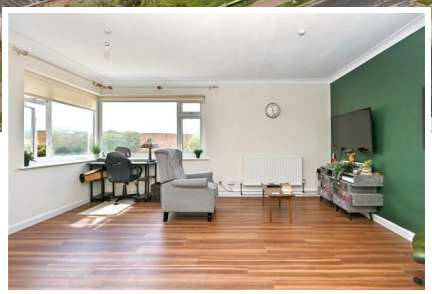
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Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£200,000 - £210,000









1 Clarence Court, Timberlaine Road, Pevensey Bay, BN24 6BY

*** GUIDE PRICE £200,000 - £210,000 ***
An extremely spacious 2 bedroom ground floor apartment situated yards from Pevensey Bay beachfront. The apartment benefits from 2 double bedrooms, a spacious lounge/dining room, wet room/WC and fitted kitchen. The development is set in lawned communal gardens and there is a garage nearby with an up & over door. Further benefits include double glazing and gas central heating (boiler replaced in 2025). Pevensey High Street with its local shops is nearby and the flat is being sold with a lease in excess of 900 years. An internal inspection comes highly recommended.

Leasehold

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Main Features

- Extremely Spacious Ground Floor Apartment Yards From Pevensey Bay Beach
- 2 Double Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Wet Room/WC
- Double Glazing & Gas Central Heating
- Garage With Up & Over Door
- Lease In Excess Of 900 Years

Entrance
Communal entrance with ground floor private entrance door to -

Hallway
Built-in cupboard with hanging rail. Further built-in cupboard housing gas boiler. Wood effect flooring.

Lounge
15'7 x 12'10 (4.75m x 3.91m)
Radiator. Coved ceiling. Wood effect flooring. Double glazed window.

Fitted Kitchen
10'2 x 8'5 (3.10m x 2.57m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Space for upright fridge/freezer. Part tiled walls. Larder cupboard. Double glazed window.

Bedroom 1
13'0 x 9'10 (3.96m x 3.00m)
Radiator. Coved ceiling. Double glazed window.

Bedroom 2
11'0 x 10'2 (3.35m x 3.10m)
Radiator. Coved ceiling. Wood effect flooring. Double glazed window.

Wet Room/WC
White suite comprising shower cubicle with fitted seat. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside
The development is set in lawned communal gardens.

Parking
There is a lock-up garage with an up & over door.

EPC = D

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £1200 per annum
Lease: 999 years from 1964. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.