



Refurbished ground floor flat offered with no onward chain and providing spacious accommodation with the added benefit of an enclosed courtyard. Convenient location just off the town centre with easy access to shops, public transport and the beach.

Tenure: Leasehold. Council Tax Band: B. EPC: D

£160,000

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Newly refurbished, this spacious ground floor flat offers freshly decorated accommodation and a new fitted kitchen. It benefits from some uPVC double glazed windows and doors and is warmed by gas central heating with radiators to all principal rooms.

Situated just off the town centre the property is well located for a variety of shops, including a general store, as well as numerous cafes and other eateries. A local bus service runs past the property and there are further bus and rail links nearby.

The property is being sold with the benefit of a new lease and there is no onward chain.

Accommodation

Front door to the communal hallway with front door to the flat.

Living Room

4.14m x 4.35m (13'7" x 14'3")

An irregular shaped and bright room with sash windows to the front aspect, dado rail and arch to;

Kitchen/Diner

4.03m x 3.67m (13'3" x 12'0")

Newly fitted with a range of cupboard and drawer base and wall units with built-in electric oven and hob. Door to;

Bedroom

5.46m x 3.52m (17'11" x 11'7")

Measurements include built-in wardrobe to one wall. This spacious double bedroom has French doors to the rear courtyard and door to;

Utility Room

3.12m x 2.26m (10'3" x 7'5")

Fitted with cupboard and drawer base units, wall mounted gas boiler window and door to the rear courtyard. Door to;

Shower Room

Designed as wet room and finished with tiled floor and walls. Mains shower, pedestal wash handbasin, and WC. Window to the side.

Outside

To the rear of the property is an enclosed paved courtyard.

Tenure

The property is being sold with the benefit of a new

999 year lease with the freehold being shared with the flat above.



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