



SINNOTT GREEN

Sales &
Lettings

Sea House, Southwick, West Sussex, BN42 4AY



Offers In Excess Of: **£240,000**

- Top Floor Flat With Balcony
- Two Double Bedrooms
- Stunning Views
- Residents Parking
- Chain Free
- Close To Station, Shops & Local Amenities

Portslade Office

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A top floor well presented purpose built apartment with private balcony which offers stunning views of Sea, Brighton, the coastline and Downs. Additional features include a good size lift, a smart re fitted kitchen, spacious open plan living area, modern showeroom, residents parking, communal lawns & laundry drying area.

Agents Notes

"Head for Heights" In our opinion a rare opportunity to purchase a smart and spacious apartment at the top of the building on the 5th floor. There are amazing views from the main open plan living area through the large double glazed patio doors that lead onto the private balcony. The kitchen is also open plan and has been recently re fitted. There are 2 good sized double bedrooms and a modern showeroom. Additional features include gas central heating, double glazing and loads of storage space including a useful external lockable cupboard. We think that this apartment would make an Ideal holiday home, buy to let or starter home. The sellers are open to offers in excess of £240,000 for the leasehold which will be offered as a chain free purchase.

Communal Entrance

Security entrance system, staircase and lift service to all floors, door to:

Entrance Hall

Double radiator, internal storage cupboard, with power point & light, meter cupboard with over head storage cabinet, ex airing cupboard, additional storage cupboard, internal doors to:

Separate WC

Low level WC, continues external ventilation system,

Showeroom

Fully tiled walls, chrome ladder heated towel rail, fitted bathroom mirror with adjacent shaver point & light, electric fan heater, vanity wash hand basin, double sized glazed shower enclosure with thermostatic mixer unit, air extractor.

Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

Large upvc double glazed window with views, fitted wardrobe range with adjacent shelving unit, double radiator.

Bedroom Two

14'6 x 8'2 (4.42m x 2.49m)

Large double glazed window with views, double radiator.

Open Plan Re Fitted Kitchen

17'7 x 7'3 (5.36m x 2.21m)

Large upvc double glazed window with views, modern re fitted wall & base units with matching drawers and slide out pantry cupboard, wood effect laminate working surfaces with inset stainless steel sink unit and drainer, part tiled walls, under unit lighting, integral slimline dishwasher and fridge freezer, free standing washing machine and cooker, Worcester Bosh combi gas boiler, double radiator, wood effect laminate flooring.

Living Room

17'8 x 11'2 (5.38m x 3.40m)

A bright and airy open double aspect room enjoying panoramic views, modern wood effect laminate flooring, double radiator, large upvc double glazed window, double glazed sliding patio door to:

Private Balcony

Enjoying panoramic views across the coastline East towards Brighton, North towards the Downs and South to Shoreham Harbour and the sea.

Outside

Residents parking, secure communal washing lines nad communal gardens.

Service Charge & Lease

The property is offered for sale with 89 years remaining of the 125 ear lease from 1982. The routine management charge for 2017-2018 was £695 approx and their is an annual rent of £10

Location

Sea House is located on the fringes of Southwick town within a short walk to the station and main 700 coastal bus route. Shoreham harbour is easy accessible by foot which offers a water side pub and cafe.

