



11 Essex Mews, Essex Place, Newhaven

£79,750 Leasehold

Description

A purpose - built retirement flat, conveniently situated close to the town centre. This popular development is sought after and this first floor flat benefits from sealed unit double glazing. Accommodation comprises a living room, kitchenette, bathroom and double bedroom. Externally there is communal parking and a delightful communal courtyard. Sold with the benefit of no chain, given some minor improvements, this flat would be a very comfortable home.

Opening hours & viewing arrangements

Please contact us to make an appointment to view.
We are open from 9am to 5pm Monday to Friday and 9am to 12 noon Saturday.

Mortgage Information

Please visit our website where a mortgage calculator can be found.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE**

11 Essex Mews Essex Place, Newhaven, East Sussex, BN9 9BJ

Directional note: From the ring road, turn right into Lower Place and follow the road around. Essex Mews is at the bottom of the hill.

Accommodation

Communal entrance hall and stairs to 1st floor. Front door to flat 11 opens into:

- Hall Lifeline security intercom, electric heater. Smoke alarm, access hatch to loft. Good size store cupboard.
- Bedroom Approximately 10'4" maximum x 9'7" maximum (3.15m x 2.92m)
Night Storage Heater, lifeline alarm, TV point, phone point.
- Bathroom Pastel coloured suite comprising twin grip panelled bath, close coupled WC and pedestal wash basin. Part tiled walls, wall mounted electric fan heater.
- Living Room Approximately 13'8" x 10'4" (4.17m x 3.15m)
Night Storage Heater, coved ceiling. TV point, telephone point. Useful size airing cupboard housing factory lagged hot water cylinder. Archway opens into:
- Kitchenette Approximately 7'5" x 5' (2.26m x 1.52m)
Range of wall and base units with worktop over. Inset single drainer sink unit with mixer taps. Inset 4 ring electric hob with electric oven below and extractor unit above. Space and plumbing for washing machine, further appliance space.
- Lease 99 years from 1986
- Maintenance £115 per month into a reserve. (TBC)
- Ground rent £50 per annum (TBC)
- Outside Delightful communal courtyard garden with various flower beds and a central seating area.

Council Tax Band





MEA2101

NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.