



6 Chestnut Court, Sea Road, East Preston BN16 1SR
£197,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Rarely Available Retirement Bungalow
- Direct Access to Patio & Gardens
- Very Close to Local Shops
- Refurbished & Modernised
- Internal Viewing Recommended
- Visiting Manager - 24 Hour Alarm
- Residents Parking
- Council Tax Band 'B'
- EPC Rating ' D'

A rarely available bungalow in a retirement development in the heart of East Preston, close to the local shopping parade.

The property is very pleasantly situated within Chestnut Court with direct access from the lounge onto the communal gardens, although number 6 enjoys a particularly secluded private aspect.

The bungalow has been extensively refurbished and redecorated by the present owner who is reluctantly looking to move out of the area.

Features include: - refitted shower room/WC, useful entrance vestibule with space for coats and storage etc., replacement modern electric heaters, good quality blinds fitted in the lounge, bedroom, kitchen and shower room; an outside water tap.

In brief the accommodation comprises: - private front door to entrance vestibule, inner hall, lounge, kitchen, bedroom with recently fitted white wardrobes and recently refitted modern white shower room/WC which has a walk-in airing/storage cupboard.

Chestnut Court is conveniently situated in the heart of East Preston and is accessed from Sea Road.

Council Tax Band 'C' - £1,769.20 (single occupancy discount £442.30)

Lease - The property is held on a 99 year lease from 1st April 1988.

Ground Rent - £100 per annum

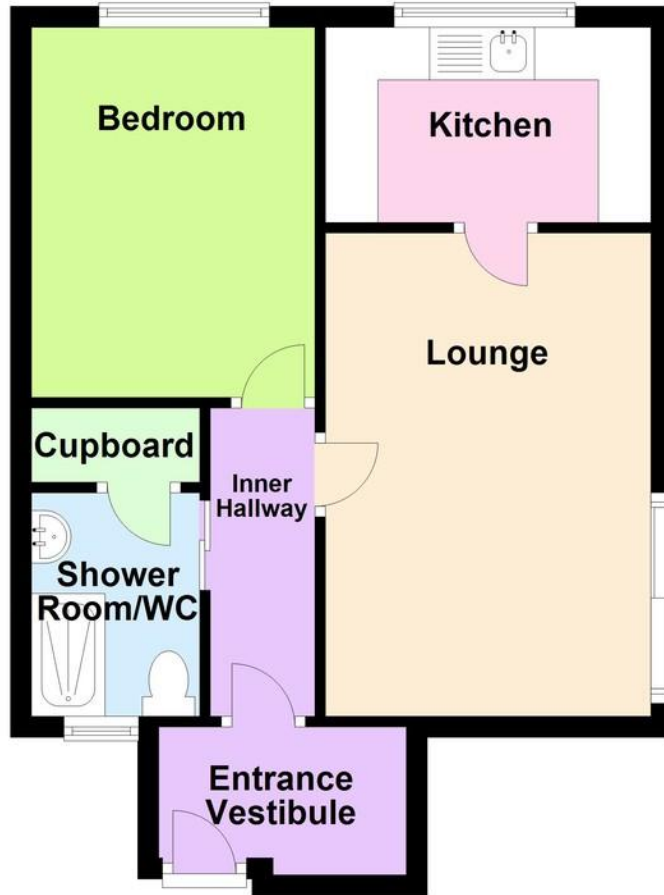
Service Charge - £204.41 per month

Pets permitted - restrictions apply



Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



PERSONAL FRONT DOOR

ENTRANCE VESTIBULE

INNER HALLWAY

LOUNGE

15' x 10' 3" (4.57m x 3.12m)

KITCHEN

10' 3" x 6' (3.12m x 1.83m)

BEDROOM

11' 6" x 8' 10" (3.51m x 2.69m)

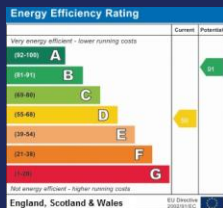
SHOWER ROOM/WC

DELIGHTFUL PATIO ADJACENT TO LOUNGE

SECLUDED GARDENS

GENERAL RESIDENT PARKING

Total area: approx. 42.0 sq. metres (451.7 sq. feet)



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