

Flat 1 Marine Court
65 Marine Drive
Rottingdean
Brighton
BN2 7LG

FOR
SALE



**GROUND FLOOR FLAT IN DEVELOPMENT FOR OVER 55'S IN
SEASIDE VILLAGE OF ROTTINGDEAN**

£ 159,950 LEASEHOLD

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Residential Sales & Lettings

Marine Court is a modern development built circa 1994 of some 16 flats catering for the over 55's. Occupying a very convenient location just off Marine Drive in the Seaside Village of Rottingdean, being readily accessible to the Village high street with its range of shops, restaurants, café bars and pubs, Post Office and services to Brighton City centre.

The flats have the benefit of visiting management staff, community alarm service, door entry phone, lift, guest suite and both residents and visitor parking.

Flat 1 is arranged on the ground floor, is well presented with modern kitchen and fully tiled bathroom, has electric heating uPVC double-glazed windows and doors from the lounge to a communal patio area facing south, the accommodation is arranged more particularly as follows.

ENTRANCE HALL:

Cloaks/meter cupboard, further cupboard housing Ariston hot water storage system, door entry phone, coved ceiling.

BEDROOM:



13' 3 x 8'9 (4.03m x 2.66m) Wall mounted Stora electric heater, uPVC double-glazed window, coved ceiling.

BATHROOM:



Modern suite comprising white panelled bath with mixer tap and with Mira Sport shower over, vanity unit with inset wash hand basin and mixer tap, Low-level WC with dual flush cistern, fully tiled walls, extractor fan, Dimplex wall mounted heater, uPVC double-glazed window, coved ceiling.

SITTING ROOM:



16'9 x 9'9 (5.10m x 2.97m) Stora electric wall heater, coved ceiling, uPVC double-glazed windows, uPVC double-glazed door to small patio area, archway to:

KITCHEN:

7'6 x 6' (2.28m x 1.82m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset Neff four burner induction ceramic hob with stainless steel oven under and extractor hood above, space and plumbing for washing, space for fridge freezer, inset Franke 1½ bowl sink unit, uPVC double-glazed window.

OUTGOINGS

MAINTENANCE:

£194.49 per month.

GROUND RENT:

Not payable.

LEASE:

Current lease runs for a period of 99 years from 2006.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

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