

7 Vue De Gris Nez Dogs Hill Road, Winchelsea, TN36 4LX
£179,995 - FREEHOLD

Rush Witt & Wilson are delighted to offer this well-presented two-bedroom purpose built first-floor apartment which offers FAR REACHING SEA VIEWS, PRIVATE BALCONY, communal grounds, GARAGE and PARKING.

The property holds a wonderful position next to the beach & Harbour Field park and comprises of a dual aspect lounge with balcony, two double bedrooms, modern fitted kitchen with integrated appliances and a modern fitted shower room. Externally the property benefits from a private parking area accessed from Dogs Hill Road, communal gardens to the rear and a garage en-bloc. Local shops and eateries can be found within walking distance on Pett Level Road.

Ideal for anyone wanting to live by the sea either as a main home or weekend escape.

If you are looking to be near the beach and have ocean views from your home then call 01797224000 NOW to book your appointment.











Entrance Hall
Doors off to the following:

Living Room
18'3 x 11'6 (5.56m x 3.51m)
Double aspect with window to side over looking the sea and window and door to balcony looking onto Fairlight and beyond.

Kitchen
8'7 x 6'9 (2.62m x 2.06m)
Window over looking the sea and onto nature reserve, range of modern base and eye level units, space and plumbing for washing machine, built in fridge/freezer, wall mounted gas boiler, built in Neff oven, microwave and induction hob.

Bedroom
13'10 x 9'6 (4.22m x 2.90m)
Window overlooking the balcony offering sea views across to Fairlight.

Shower Room
8'10 x 5'9 (2.69m x 1.75m)
Window, walk-in shower, low level wc, wash hand basin, heated towel rail.

Bedroom
11'11 x 7'4 (3.63m x 2.24m)
Window to side enjoying a sea view.

Outside

Communal Outside Space

Garage En-Bloc

Lease
Terms of the Lease does not allow for the use of long term rentals or holiday lets
999 years from 1972
Shared of Freehold
Service Charge £840.00 per annum
Ground Rent £0

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - B




HASTINGS



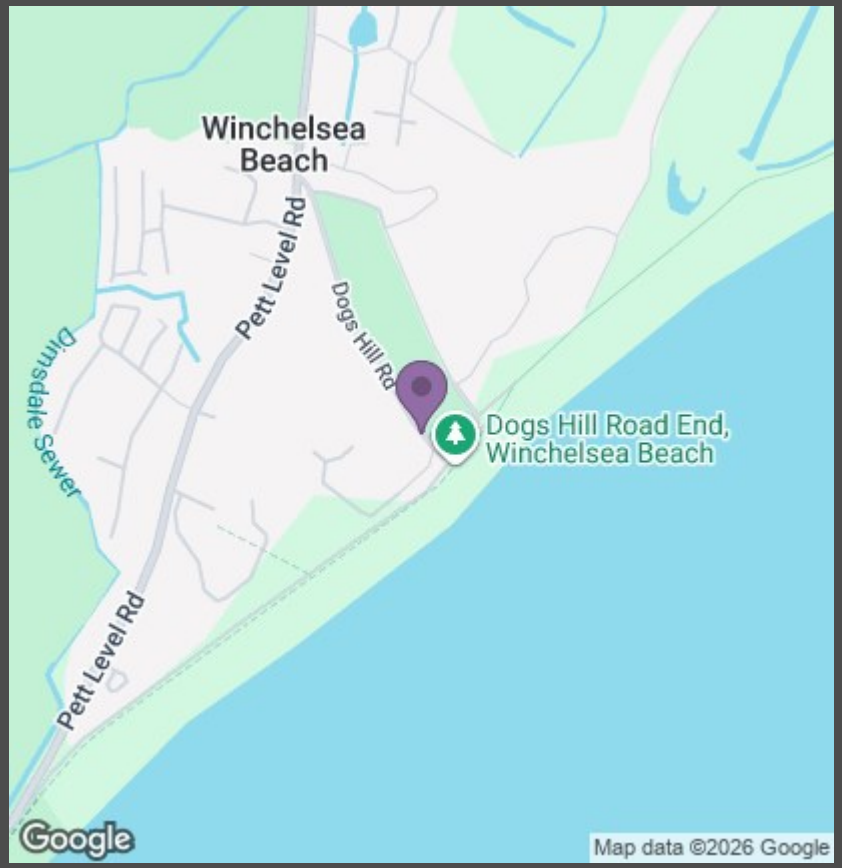

HASTINGS

FIRST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

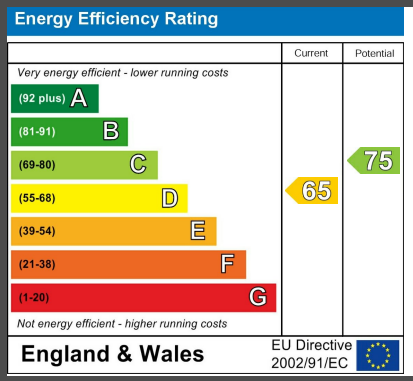
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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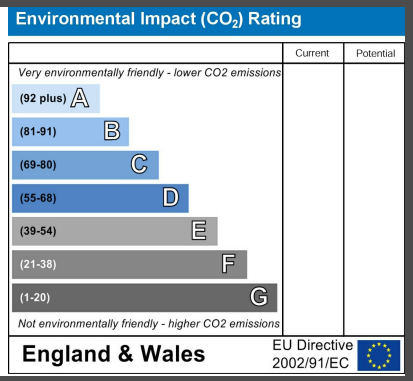












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