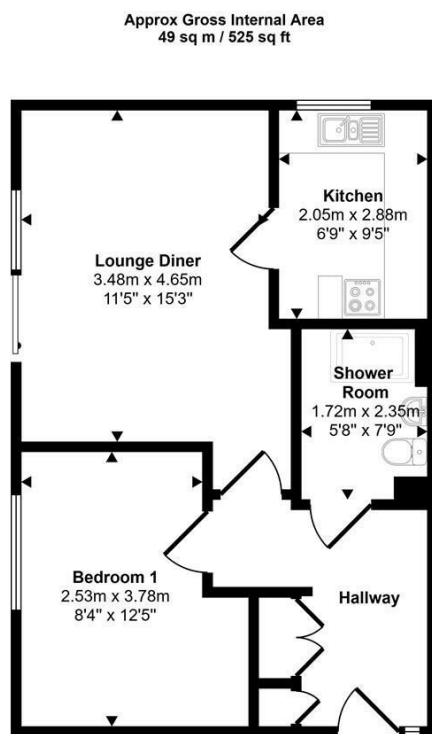




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Leasehold - 125 years from 01.01.1993 ground rent £1 per annum, service charge is 1/12th of maintenance costs.

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Gas

Heating: Gas

TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/07/26/OK EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

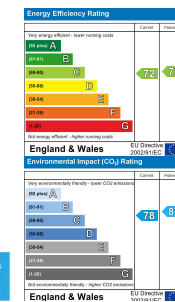


7 Brighton Mews Main Street, Pembroke, Pembrokeshire, SA71 4HW

- Ground Floor Flat
- Secure Communal Entrance
- Popular And Convenient Location
- Communal Gardens
- Leasehold Property
- One Double Bedroom
- Suitable For Over 50's Only
- Private Residential Complex
- No Onward Chain
- EPC Rating: C

Offers In Excess Of £90,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Situated within the sought-after Brighton Mews development, this well-presented ground floor apartment offers comfortable, low-maintenance living in a peaceful setting exclusively for the over-50s. Benefitting from the significant advantage of no onward chain, this leasehold property presents an excellent opportunity for those looking to downsize or enjoy a secure and welcoming community.

Accessed via a beautifully maintained and secure communal entrance, the accommodation briefly comprises an entrance hallway with useful storage cupboard, a living room with sliding doors to the front aspect and access through to the kitchen, a generous double bedroom, and an accessible shower room. There is a further exclusive storage cupboard by the main entrance of the building.

Residents also enjoy the use of the attractive, well-kept communal gardens, providing a pleasant outdoor space to relax and unwind. Combining convenience, security, and a desirable location, this delightful apartment is sure to appeal to a range of buyers.

Viewing is highly recommended to fully appreciate all that this charming home has to offer.

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



DIRECTIONS

From the Pembroke office proceed up the Main Street until you are almost at Eastgate roundabout. On the left before the roundabout is an archway, turn left here into Brighton Mews. What3Words///decency.soils.untrained

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.