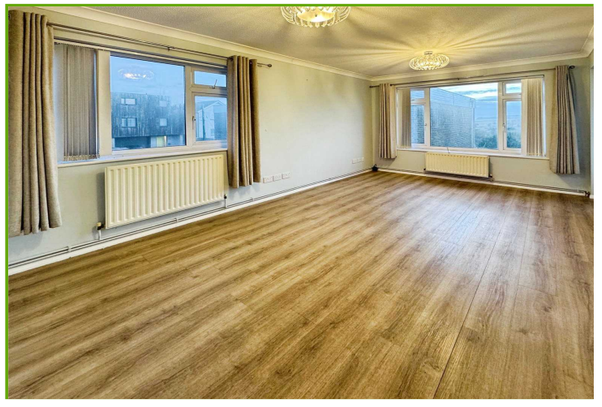
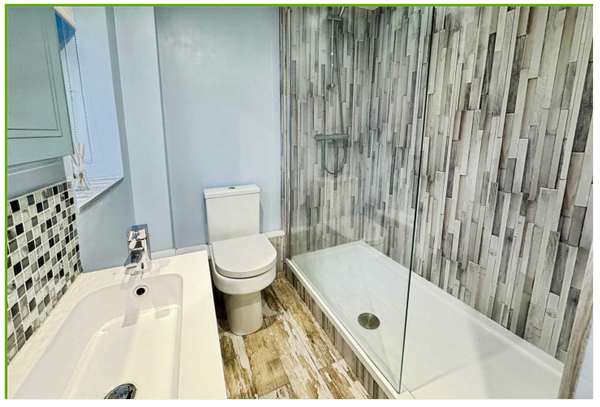
















7 Vue De Gris Nez, Dogs Hill Road, Winchelsea Beach, Winchelsea, East Sussex, TN36

Asking Price: £190,000

Tenure: Share of Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

7 Vue De Gris Nez, Dogs Hill Road, Winchelsea Beach, Winchelsea, East Sussex, TN36

Council Tax Band: B
EPC Rating: D
Local Authority: Rother District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Located in a fantastic position in close proximity to the sea wall and shingle beach at Winchelsea is this two double bedroom upper floor apartment. Benefiting from views to the sea from various aspects this property is sure to suit a variety of purchasers. Additionally this property features a gas fired central heating system and is being sold with no onward chain. Externally the property has parking facilities by way of a single garage and a balcony off the reception room also with a distant sea view towards Fairlight cove. This home comes with a long lease and reasonable yearly charges. For more information and to arrange an appointment to view please contact us.

FIRST FLOOR

Entrance Hall
Wood laminate flooring. Built in storage cupboard. Opening into Kitchen. Doors leading to all additional rooms.

Lounge/Diner
17'11" x 10'10" (5.46m x 3.3m)
Wood laminate flooring. Single radiator and double radiator. UPVC double glazed windows to rear and side aspects both providing sea views. UPVC Double glazed door leading to recessed balcony.

Kitchen
8'8" x 6'9" (2.64m x 2.06m)
A modern Kitchen with Wood laminate flooring. UPVC Double glazed window to side aspect overlooking playing field. The modern high gloss kitchen comprises a range of wall and base units with a square edge work surface over with a sink and drainer inset, frosted glass splashbacks to walls. Fitted NEFF Slide and hide oven, microwave oven and hob. Further fitted extractor hood, fridge and freezer. Spaces for washer/Dryer. Lighting under and over wall units and to kickboards.Spot lighting to ceiling.

Bedroom 1
13'11" x 9'7" (4.24m x 2.92m)
Wood laminate flooring. Double radiator. UPVC double glazed window to side aspect with far reaching view over shingle towards Fairlight cove and the sea.

Bedroom 2
11'11" x 7'4" (3.63m x 2.24m)
Wood laminate flooring. Single radiator. UPVC Double glazed window to rear aspect with sea view.

Shower Room
8'8" x 5'9" (2.64m x 1.75m)
Vinyl flooring. Heated towel rail. Part tiled wall. UPVC opaque Double glazed window to front aspect. The white suite comprises a low level flush w/c, unit housed wash hand basin and large walk in shower cubicle with glass screen and a wall mounted shower attachment fitted over. Spot lighting to ceiling.

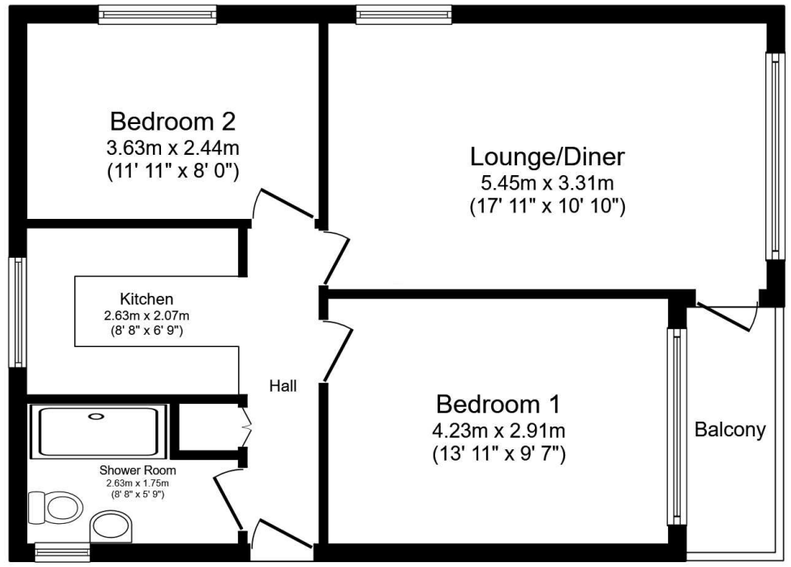
OUTSIDE

Balcony
Recessed balcony with safety rail and fantastic view over shingle towards fairlight cove and the sea.

Garage
A single garage en-bloc located within the development.

LEASE INFORMATION
Share of Freehold
Lease Term: 946 years unexpired
Ground Rent: £0
Service Charge: £840 per annum
There is a restriction on the lease in regards to holiday letting this property.


For full EPC please contact the branch.



Total floor area: 55.5 sq.m. (597 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.