





- Two Bedroom apartment with direct sea views
- No forward chain
- Recently redecorated with new carpets throughout
- Second-floor apartment in a purpose-built complex
- Spacious living room with Juliette balcony
- Principal bedroom with ensuite
- Separate fitted kitchen
- Views over Waterloo Square
- Close to seafront, shops, and transport links
- Ideal for Investors or First-Time-Buyers







## Spacious Two Double Bedroom Apartment with Stunning Sea Views

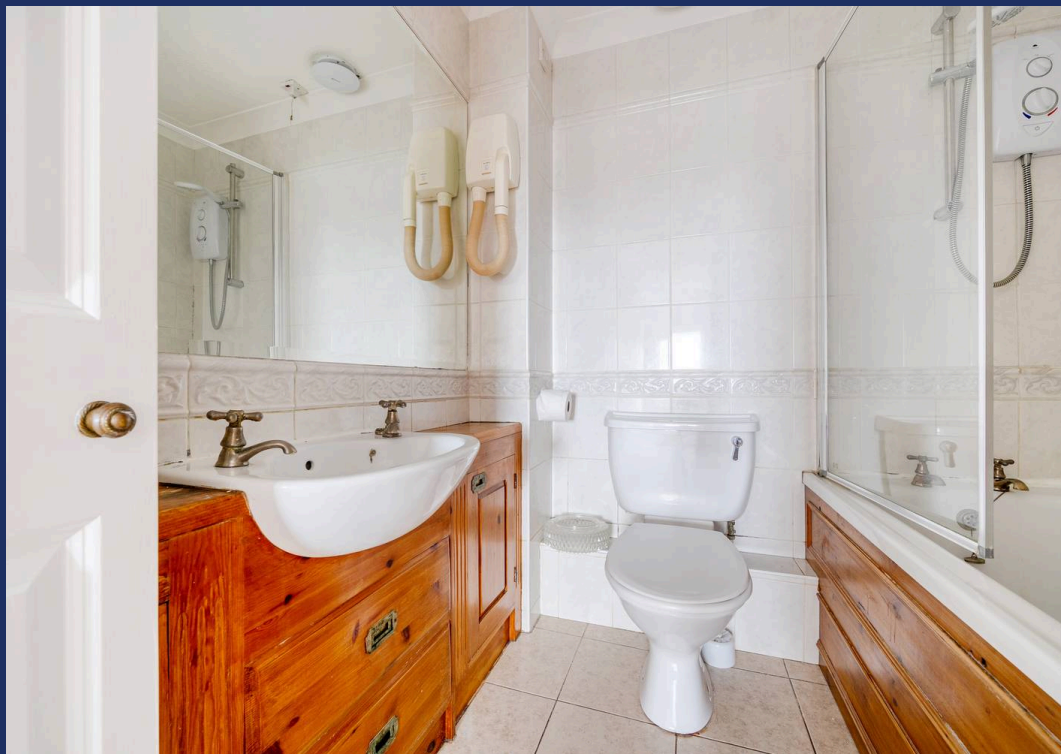
This beautifully presented **two-bedroom** apartment enjoys **direct sea views** and overlooks **Waterloo Square**. Located on the **second floor** of a desirable purpose-built complex, the property has been **recently redecorated throughout** and fitted with **new carpets**, creating a bright and inviting home.

The accommodation features a welcoming entrance hall with **ample storage**, a **spacious living room** with a **Juliette balcony** offering picturesque views, and a **modern fitted kitchen**. Both **double bedrooms** include fitted wardrobes, with the principal bedroom benefiting from an **ensuite bathroom**, complemented by a further **shower room**.

With no onward chain and a lease of **approximately 89 years**, a service charge of **circa £3,000 per annum**, and a ground rent of **£75**, this apartment is a fantastic opportunity for comfortable coastal living.









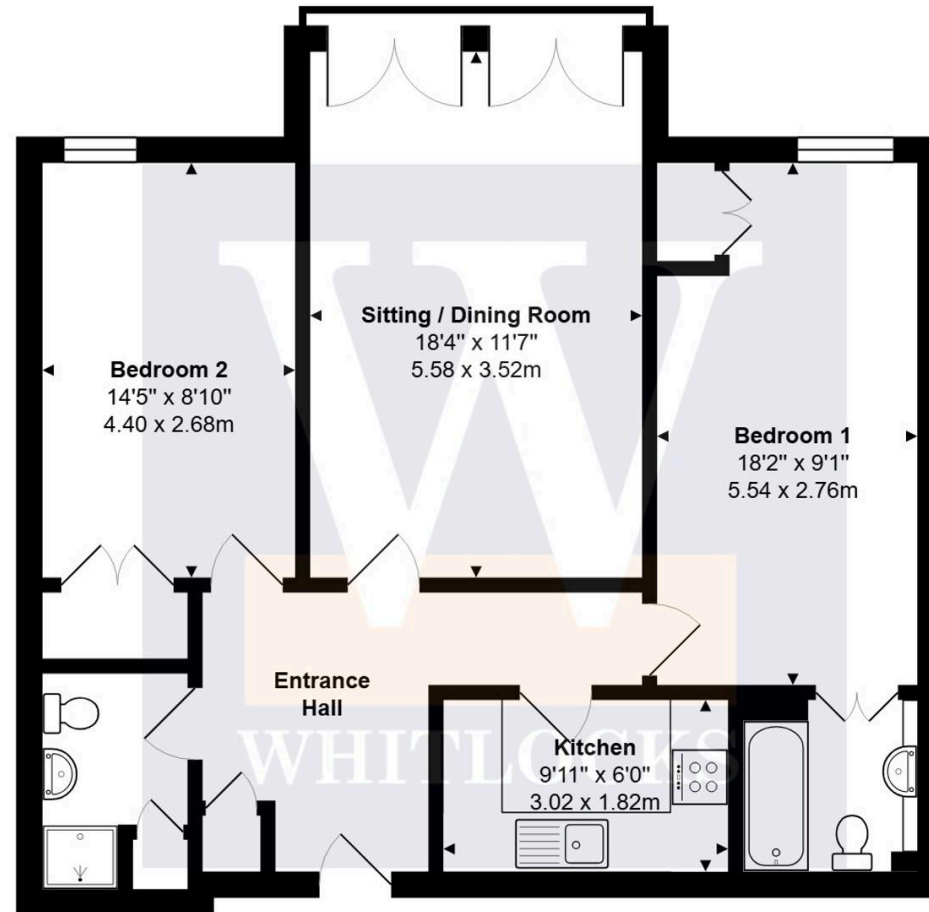
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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**Second Floor**

Total Approx. Floor Area 818 ft² ... 76.0 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.

Prepared by 1st Image 2025





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