





House and Son are pleased to offer for sale this excellent East Cliff top floor apartment in excellent condition throughout. Roslin Hall, a popular purpose-built development in Manor Road, just a short walk of the East Overcliff and its stunning views of the sea and coastline, with beach access paths leading to the 'award winning' sandy beach below.

The apartment can be accessed via the lift or stairs located in the communal hallway. Internally the accommodation comprises of a good size entrance hall with ample storage, beautifully fitted kitchen with built in appliances, two bathrooms, two bedrooms, a spacious living room with dual aspect and a lovely south facing sun balcony.

The apartment benefits from replacement UPVC double glazed windows, a secure underground allocated parking space, remainder of a 999 year Lease and Share of Freehold.

#### **COMMUNAL ENTRANCE HALL**

Main entrance with secure entry system in lobby area, doors to communal hallway with stairs and lift to all floors.

#### **ENTRANCE HALL**

#### **LOUNGE**

25' 2" x 12' 6" (7.67m x 3.81m)

#### **BALCONY**

#### **KITCHEN**

12' 6" x 7' 5" (3.81m x 2.26m)

#### **BEDROOM ONE**

14' 9" x 10' 6" (4.5m x 3.2m)

#### **BEDROOM TWO**

14' 9" x 10' 0" (4.5m x 3.05m)

#### **BATHROOM**



## SHOWER ROOM

## SECURE ALLOCATED UNDERGROUND PARKING

## COMMUNAL GARDENS

## TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercom

Service Charges: £3244 per annum (quarterly payments of £811)

Council Tax Band: D

EPC Rating: C

## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



7TH FLOOR  
84.2 sq.m. (907 sq.ft.) approx.

