



**CAMDEN HURST, £425,000 SHARE OF FREEHOLD, COUCNIL TAX BAND-D, EPC-C**

**INTRODUCING A REMARKABLE GROUND FLOOR, THREE-BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE TO THE SEAFRONT. FEATURING A PRINCIPAL BEDROOM WITH EN-SUITE, A SPACIOUS FAMILY BATHROOM, A GENEROUSLY SIZED SITTING ROOM AND DINING AREA THAT OPENS ONTO A PRIVATE OUTDOOR SOCIAL PATIO AREA. RESIDENTS BENEFIT FROM EXCEPTIONAL COMMUNAL AMENITIES, INCLUDING A HEATED SWIMMING POOL, TENNIS COURT AND BOWLING GREEN.**



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**Approach:**

Solid wooden front door with spy hole providing access to the:

**Entrance Hallway:**

Doubled built-in airing cupboard housing the factory hot water cylinder with immersion switch, slated shelving and water tank over, a single radiator, a single door built-in cupboard with both hanging rail and storage shelf with the electrical fuse board. Doors to all accommodation including a wooden and multi glazed door which gives access to the:

**Lounge/Dining Room:**

**Lounge Area:**

Dual aspect room with double glazed windows to the side and further double glazed sliding patio doors, giving access out onto a private patio area which look out onto the communal gardens, a double radiator, television aerial points and power points.

**Dining Area:**

Double glazed window to the side, a double radiator and power points. A large serving hatch which provides access into the:

**Kitchen/Breakfast Room:**

Double glazed window to the side, roll edged work surface in part to 3 walls with a range of shaker style base and draw units below with further matching wall mounted units over, one and a half bowl stainless steel sink and drainer set to the work surface with mono taps above. Space and plumbing for both washing machine and dishwasher with further space for upright fridge freezer, space with both gas and electric point for oven. A single door built-in larder cupboard with shelving, a wall mounted heating and hot water controls, part tiled walls, power points and a matching dummy cupboard housing the Glowworm gas heating and hot water boiler.

**Bedroom One:**

Full height double glazed window to the front, two single door built-in wardrobes both with hanging rail and separate storage space, a single radiator and power points. Door off to the:

**Ensuite Shower Room:**

Obscure double glazed window to the side, a matching suite comprising of low-level WC, a vanity wash hand basin with fitted double cupboard below, a shower cubicle with wall mounted Myra shower, a ladder style radiator and part tiled walls.

**Bedroom Two:**

Full height double glazed window to the front, a single radiator, double sliding door built-in wardrobe with hanging rail, separate storage space and power points.

**Bedroom Three/Study:**

Full height double glazed window to the front, a double sliding door built-in wardrobe with both hanging rail and separate storage space, power points and a single radiator.

**Family Bathroom:**

Obscure double glazed window to the side, a matching suite comprising of low-level WC, a vanity wash hand basin with mono taps over and fitted double cupboard below, a panelled bath again with mono taps and shower attachment, a single radiator, a wall mounted shaver point and part tiled walls.



GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Property Ref: MOS240048

Water Supplier: Southern Water

Electricity Supplier: TBC

Heating: Glowworm Gas Boiler

Broadband: For Supplier and Speed we refer to Offcom

Coastal Erosion Management in your Area- Gov.uk

*Shown were correct at the time of printing.*



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