



# Lawton & Dawe

## PROPERTIES



## 22 Bannings Vale

Saltdean, Brighton, BN2 8DB

### Asking Price £250,000

Lawton and Dawe are pleased to have for sale these newly built, high spec six one bedroom flats. The block is located in a popular, residential location in Saltdean close to local amenities and easy onward travel to Brighton or travelling east.

The flats are fitted with many luxury features such as video entry system, high spec integrated appliances, high-end bathrooms or wet rooms, and benefit from allocated parking and a bike rack to the rear. They have finished with neutral decoration ready to have their own stamp put on them!

They are leasehold with leases around 123 years, and service charge of £100 per month, per flat.

Each flat comprises of an open plan kitchen/living area, double bedroom, shower room, (wet room in flats 5&6), and large hallways with storage cupboards and space for furniture, if required.

The ground floor flats (1 & 2) have outdoor space. Flat 1 has a nice patio area to the front of the building, and Flat 2, behind the building overlooking the car park.

The first floor flats (3 & 4) have Juliet balconies' accessed by French doors, perfect to let the sunshine in during the summer!

The top floor flats (5 & 6) have good sized balconies, great for entertaining and enjoying a coffee on!

- Seafront location
- New build block
- Luxury fixtures and fittings
- Allocated parking space
- Video entry
- Underfloor heating
- 123 year lease
- £100 per month service charge
- No chain
- Bike rack

### Viewing

Please contact our Lawton & Dawe Property Services office on 01273917791

if you wish to arrange a viewing appointment for this property or visit our website for more information.



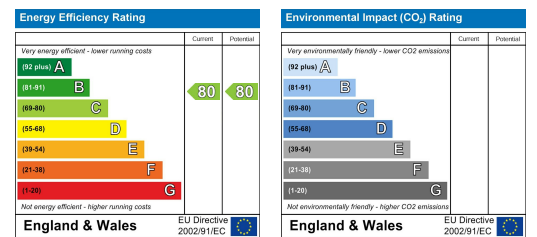
## Floor Plan



## Area Map



## Energy Efficiency Graph



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