



# Dale Stephens Associates

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**3 ORCHID FIELD COURT, WEST MERSEA**

**£230,000**



**GROUND FLOOR FLAT**

**2 BEDROOMS**

**16'11 LOUNGE / DINER**

**KITCHEN**

**BATHROOM**

**EN SUITE**

**DOUBLE GLAZED**

**ELECTRIC HEATING**

**CAR PORT**

**GARAGE**

**VACANT POSSESSION**

**NO CHAIN**

**PANORAMIC SEA VIEWS**

**A ground floor two bedroom flat with panoramic sea views offered with vacant possession and no chain**



## PROPERTY DETAILS

Communal entrance door leading to:

Entrance door with further door to:

### Entrance Hall

Intercom entry system. Economy 7 storage heater.

### Bathroom

Double glazed window to rear. Panelled bath with shower attachment. Pedestal wash hand basin. Close coupled w/c. Airing cupboard. Dimplex wall heater. Tiled walls. Heated towel rail.

### Bedroom One 13'4 (narrowing to 9'5 x 10'5

Double glazed window to front with sea view. Economy 7 storage heater.

### En Suite

Shower tray with shower curtain retaining. Close coupled w/c. Wash hand basin. Tiled surrounds. Dimplex wall heater. Extractor fan.

### Bedroom Two 10'1 x 7'10

Double glazed window to rear. Economy 7 storage heater.

### Kitchen 10'1 x 8'4

Double glazed window to rear. Range of fitted units. 1½ stainless steel sink. Electric hob. Electric oven. Extractor fan. Plumbing for washing machine. Tiled surrounds. Inset ceiling lighting.

### Lounge / Diner 16'11 x 12'8

Double glazed patio door with sea view. Economy 7 storage heater.

### Outside

The property has a secure storage area. Garage with up and over door in block and car port.

### Agents Note

The property is shared freehold. The buyer would become a shareholder in Orchid Field Court and as such effectively own their own lease.



The photographs are for guidance purposes only, any contents, fixtures and fittings shown are not included unless otherwise stated. Whilst we take every care with the accuracy of the measurements, they should be considered approximate. We have not tested any of the services or appliances. Prospective buyers should independently verify matters referred to in these particulars, and they do not constitute representations of fact or form part of any contract. We do not have any authority to make any representation, claim or warranty in relation to this property.