



## SUTHERLAND COURT GARDENS

CROMER, NR27 0DA

£350,000  
LEASEHOLD

This incredibly spacious, two bed luxury first floor apartment is part of a purpose built complex of similar properties, just a short walk from the town centre. Viewing is highly advised to appreciate all it has to offer. No upward chain.

**HENLEYS**  
Residential Sales & Lettings

# SUTHERLAND COURT GARDENS

- LUXURY APARTMENT • 2 BEDROOMS 9(ONE EN-SUITE) • SPACIOUS THROUGHOUT • GARAGE AND PARKING • EXCLUSIVE COMPLEX • NO UPWARD CHAIN



## OVERVIEW

Sutherland Court Gardens is an exclusively purpose built complex of luxury apartments situated just a short walk to the town centre and sea front. Built to the highest standard and quality, this property is very spacious. It also comes with its own garage.

## LOCATION

Situated just off the Overstrand Road, opposite the cricket club ground, the complex has its own private driveway access to all the properties.

## FIRST IMPRESSIONS

The property is located at the end of the complex. To the left is a garage with an electric up and over door and further parking for one vehicle. A communal door opens into a hallway serving this property and the ground floor property. Stairs rise to the first floor main entrance. There is also an electric stairlift serving the first floor.

## MAIN HALL

On entering the main hallway, you will be surprised by the spacious size of the hall. From the hall, doors open to the kitchen, the dining room, the two bedrooms, the lounge, the bathroom and further doors open to storage cupboards and the airing cupboard. Intercom phone entry and carpeted flooring.

## LOUNGE

Glazed French doors open into the lounge. The spacious lounge has double glazed bay windows to the rear aspect. Feature fireplace with inset coal effect gas fire

and mantelpiece surround and hearth. Further features include ornate coving and a ceiling rose. Brass effect electric points, TV and satellite points and carpeted flooring. Radiator.

## DINING ROOM

Double glazed bay windows to the front aspect. Ornate coving and a ceiling rose. Brass effect electric points, carpeted flooring and serving hatch to the kitchen. Radiator

## KITCHEN

Double glazed windows to the front aspect. The kitchen has a range of fitted base and wall units (with downlights) with worktops over and inset sink and draining board. Integral appliances include a four ring halogen hob with filter extractor unit and down light over, built in Bosch electric oven and grill and microwave oven. Built-in dishwasher. Space for washing machine. Breakfast bar. Tiled splash-backs to all work surfaces. Space for upright fridge/freezer. Inset ceiling downlights. Serving hatch to the dining room and radiator. The fridge/freezer and washing machine will be included in the sale.

## BEDROOM 1 & EN-SUITE

The master bedroom has double glazed windows to the front aspect and French doors to the rear opening to a lovely balcony. Built-in walk-in wardrobe. The en-suite has a shower, WC and vanity wash hand basin. Double glazed opaque window.



## BEDROOM 2

Double glazed window to the rear aspect. Built-in wardrobe, phone point, carpeted flooring and radiator.

## BATHROOM

The bathroom has a bath with a mixer tap and overhead shower attachment. WC and wash hand basin. Tiled throughout with carpeted flooring and radiator.

## GARAGE AND PARKING

On the ground floor there is a parking space for one vehicle which leads to a single garage with an electric up and over door.

## LEASE DETAILS

999 year lease

Annual charges approx. £1900 per annum

## SERVICES

Mains gas, water and drainage.

## 24 SUTHERLAND COURT



