



## Ocean House, Hazelwick Avenue, Three Bridges

Guide Price £220,000 – £235,000

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McTAGGART**  
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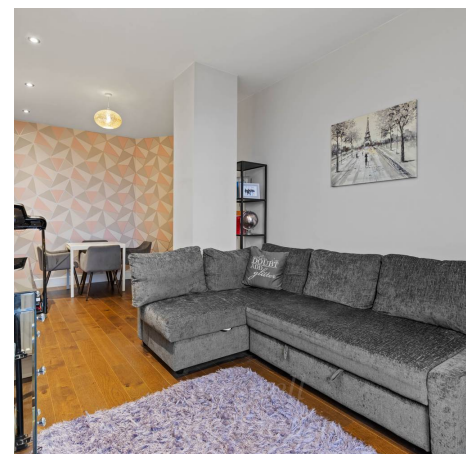
- Council Tax Band 'B' and EPC 'C'

Presenting a unique opportunity to acquire a remarkable residence, this extraordinary top floor apartment epitomises modern luxury and sophistication. Boasting an expansive living space and impeccable design, this one-bedroom property also offers gated residents parking and a remaining lease of 119 years.

Entry into the building is via secure video entry system with the convenience of a lift and stairs accessing all floors.

Upon stepping into the apartment, you are greeted by a spacious hallway with high ceilings and a bespoke walk-in wardrobe. The hallway seamlessly connects all rooms, enhancing the flow and functionality of the property.

The heart of this home is the remarkable living/dining room, measuring an impressive 22 feet in length. This expansive space offers versatility and style, accommodating both living and dining areas with ease whilst offering fantastic far reaching views. The modern and stylish kitchen is equipped with integrated appliances and attractive soft close cupboard and drawers. Being separate from the living space offers a more unique layout compared with other apartments within the block.





The spacious double bedroom is located to the end of the hallway with the same far reaching views as the living room offers. Finally, the contemporary bathroom suite features an enclosed bath with a rainfall shower unit over and glass shower screen, a wall-mounted wash hand basin with storage beneath, low-level WC, and fully tiled walls and flooring. Meticulously maintained and designed to the highest standards, this property stands out as the largest one-bedroom apartment within the block. With its sleek finishes, thoughtful layout, and amenities on your doorstep, this apartment offers the perfect opportunity for first time buyers, commuters and/or investment buyers.

Outside, residents can enjoy the convenience of the gated residents' car park, ensuring parking is hassle-free and secure with one space being offered with this particular apartment.

#### Lease Details

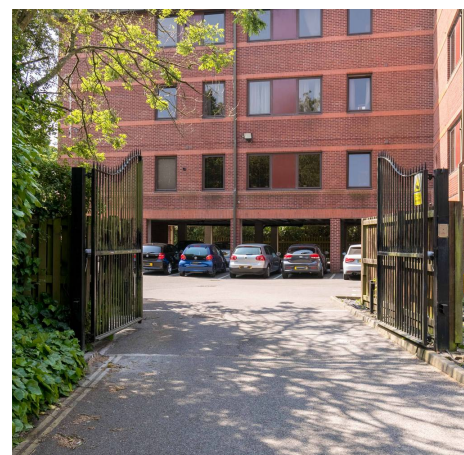
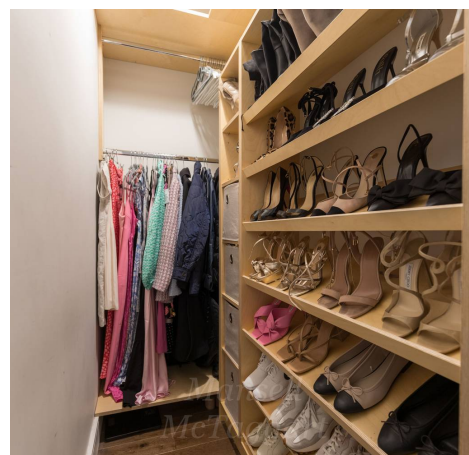
Length of Lease: 125 years from 25 December 2016

Annual Service Charge – £1,600 – £1,700

Service Charge Review Period – January

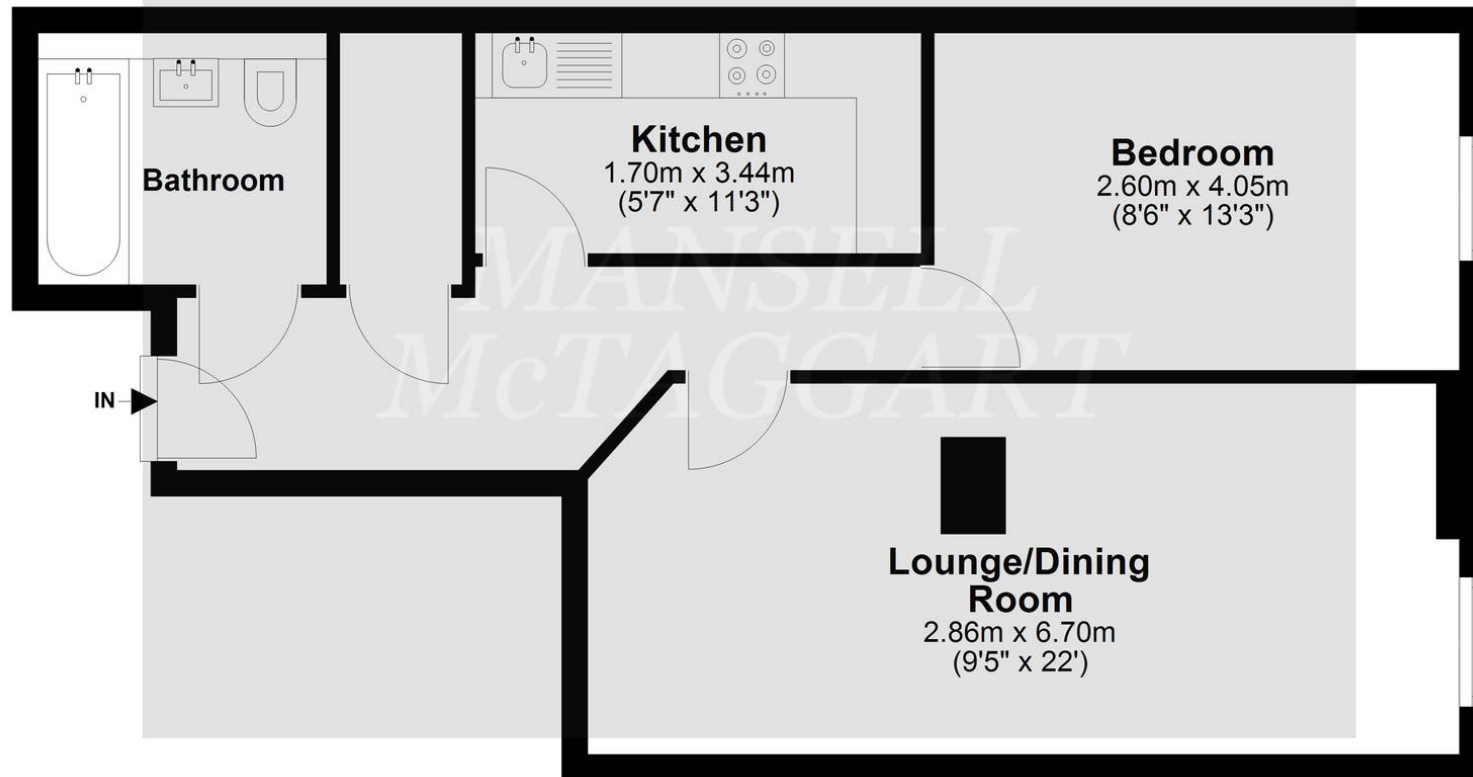
Annual Ground Rent – £250

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Top Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)

## Mansell McTaggart Crawley

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