
















## AT A GLANCE

-  Ground floor apartment
-  Two double bedroom
-  Large living/dining area
-  Fitted kitchen
-  Bathroom with shower
-  Ideal first time buy
-  Investment opportunity
-  Close to all local amenities
-  Walking distance to Aldwick beach





## ABOUT THE PROPERTY

Formerly a School, this stunning converted Victorian building is conveniently located in Aldwick and less than a 5 minute walk to the beach and all local shops and amenities.

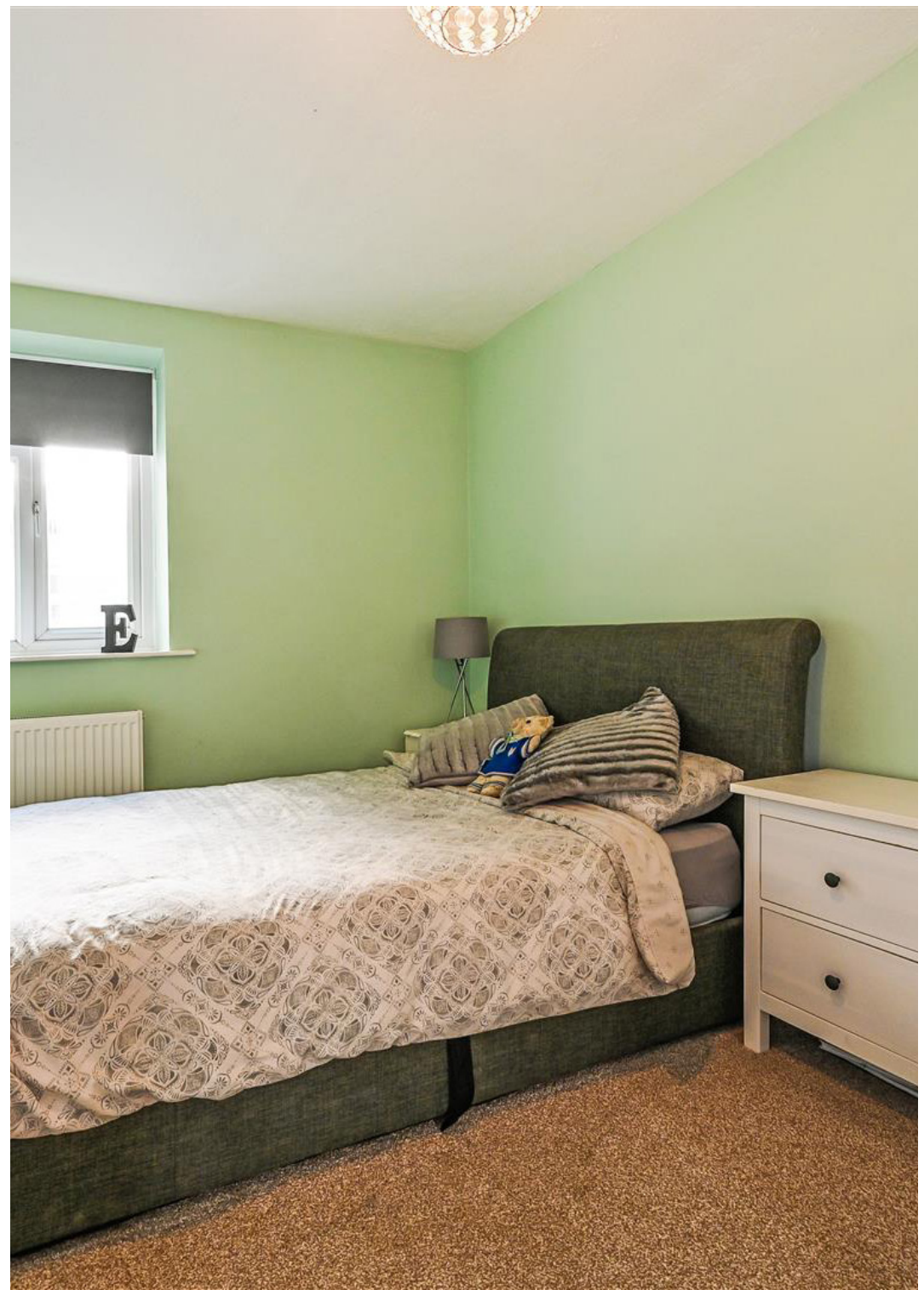
The apartment has tall ceilings and offers spacious living comprising two double bedrooms, large open plan living/dining room with sideboard cupboards, separate fitted kitchen with integrated hob, extractor and eye level oven plus space/plumbing for other appliances. The shower room has a w.c, sink with vanity unit and a shower cubicle. There are french casement doors leading out to the rear communal area.

This property would make an ideal First Time Buy, Downsize or Buy To Let. Viewing is highly recommended to appreciate the charm and character of this building and apartment as well as its location.

Lease Information: Appx 173 remaining  
Service Charge & Ground Rent: TBC

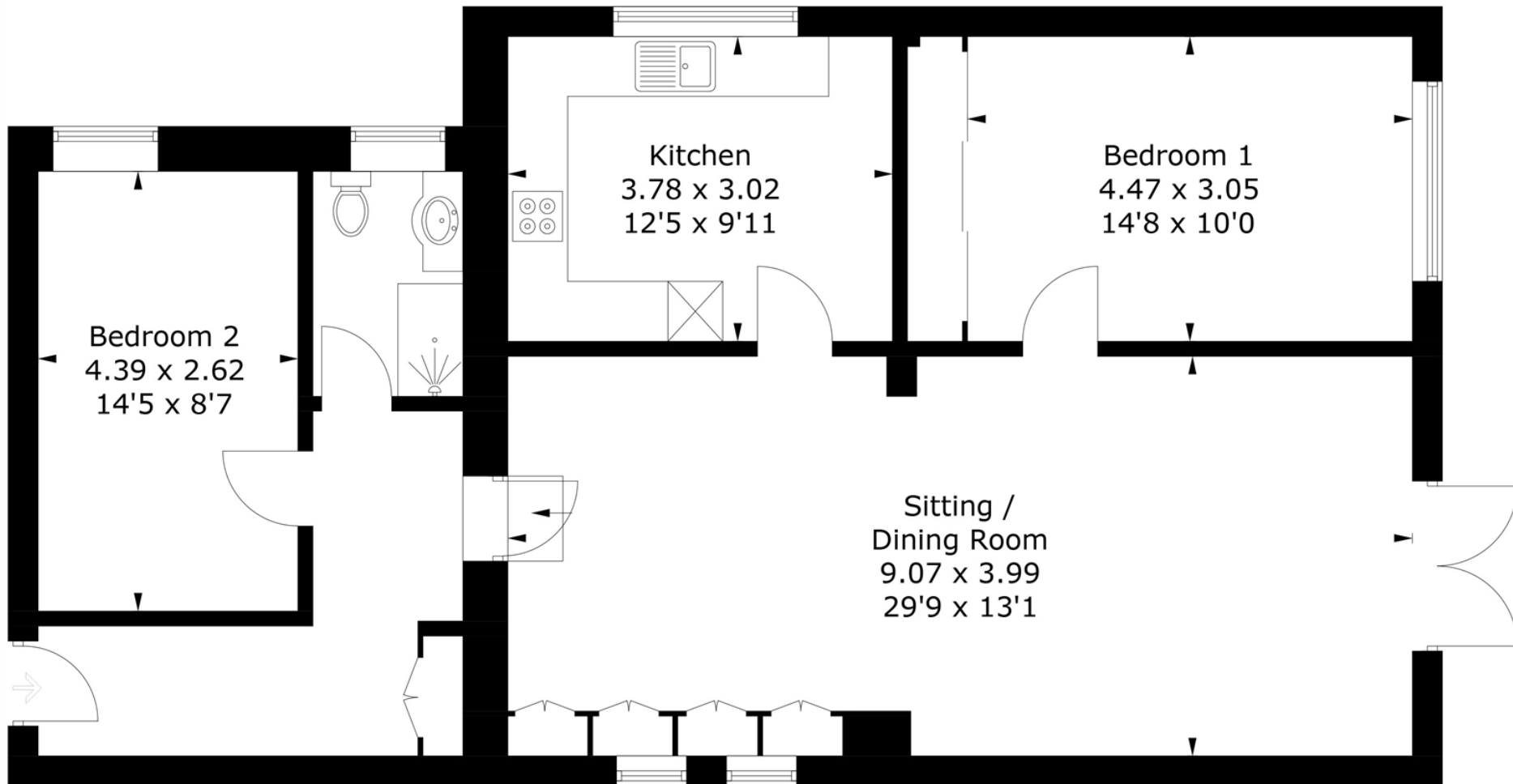








Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



## Ground Floor

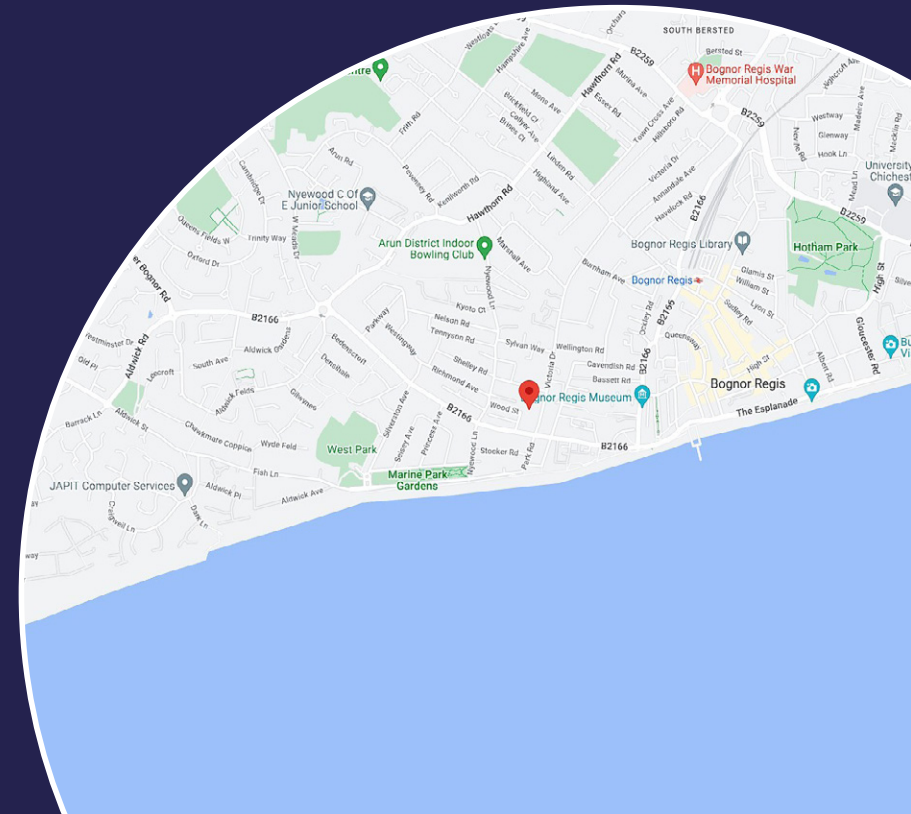
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID933428)





Along the beachfront, there are cafes, restaurants, and ice cream parlors where you can grab a bite to eat or enjoy a refreshing treat. The area surrounding Aldwick Beach is also home to various accommodations, including hotels and guesthouses, making it convenient for visitors to stay and explore the region.





## THE AGENT

Melanie Longlands MNAEA  
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.







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