

 1 Bedroom

 1 Reception

 1 Bathroom

Leasehold

£129,950



## 9 Suffolk Court, Latimer Road, Eastbourne, BN22 7DN

A well presented one bedroom first floor flat situated directly off Eastbourne seafront. Having undergone much improvement the flat benefits from a refitted kitchen and bathroom, double bedroom, sealed unit double glazing and gas central heating. The flat is within comfortable walking distance of nearby shops, parks and Redoubt Fortress. An internal inspection comes very highly recommended.



9 Suffolk Court, Latimer Road,  
Eastbourne, BN22 7DN

Leasehold  
**£129,950**

## Main Features

- Purpose built
- 1 bedroom
- First floor
- Lounge
- Fitted kitchen
- Modern bathroom
- Private brick built shed
- Double glazing
- Gas central heating

## Entrance

Communal entrance with security entryphone system. Stairs and lift to first floor private entrance door to –

## Hallway

Radiator. Built-in cupboard. Laminate floor.

## Lounge

16'11 x 12' (5.16m x 3.66m)

Radiator. Wall mounted contemporary style electric fire. Double glazed bay window to front aspect.

## Fitted Kitchen

7'10 x 6'10 (2.39m x 2.08m)

Modern range of fitted wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob with stainless steel splashback. Built-in double oven. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Larder cupboard. Double glazed window.

## Bedroom

13'11 x 9'10 (4.24m x 3.00m)

Radiator. Built-in cupboards. Double glazed window to front aspect.

## Modern Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Frosted window.

## Outside

The flat benefits from a brick built private storage shed.

EPC = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £10 per annum.**

**Maintenance: Awaiting confirmation.**

**Lease: 92 years remaining. We have been advised of the remaining lease term, we have not seen the lease.**

[www.town-property.com](http://www.town-property.com) | [E.info@townflats.com](mailto:E.info@townflats.com) | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.