
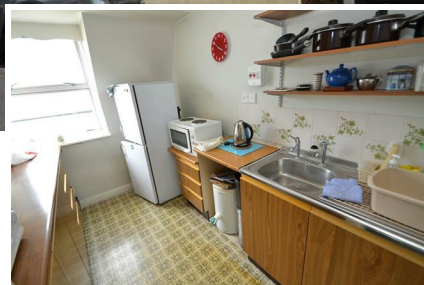


 1 Bedroom

 1 Reception

 1 Bathroom

Leasehold
£109,950



2 St. Brelade's, Trinity Place, Eastbourne, BN21 3BT

A one bedroom fourth (top) floor flat wonderfully situated just yards of Eastbourne seafront and with partial sea views. Though in need of some modernisation the flat offers light and airy accommodation with a double aspect lounge, communal gas heating, bathroom and separate cloakroom. The flat has an extended lease term and is being sold CHAIN FREE. Eastbourne's mainline railways station and Arndale shopping centre are all within comfortable walking distance.



2 St. Brelade's, Trinity Place, Eastbourne, BN21 3BT

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Main Features

- Purpose built
- 1 bedroom
- Fourth (top) floor
- Double aspect lounge
- Kitchen
- Bathroom
- Cloakroom

Entrance

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

Hallway

Two built-in cupboards, one with fixed shelving, one with hanging rail.

Double Aspect Lounge

13'6 x 13'1 (4.11m x 3.99m)

Radiator. Feature fireplace. Secondary glazed windows with partial sea view.

Kitchen

11'8 x 6'8 (3.56m x 2.03m)

Range of fitted wall and base units. Worktops with inset single drainer sink unit. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Window to side aspect.

Bedroom

12'1 x 10'1 (3.68m x 3.07m)

Extensive range of fitted bedroom furniture including dressing table, wardrobes and chest of drawers. Secondary glazed window to rear aspect with partial sea views.

Cloakroom

Low level WC.

Bathroom

Coloured suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Extractor fan. Towel rail.

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: Peppercorn.

Maintenance: The flat pays 3.67% of any outgoing - Currently £1822.70 per annum which includes building insurance & communal heating.

Lease: 150 years from 2017. The vendor has advised us of the lease term, we have not seen the lease.

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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.