



TOWN FLATS



📞 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£179,950



7 Lismore Court, Lismore Road, Eastbourne, BN21 3BA

A stunning one bedroom top floor apartment forming part of this luxurious development. Enviably situated in the immediate town centre the flat benefits from a double bedroom with fitted wardrobes, incredibly spacious luxury bath & shower room/WC with shower cubicle & panelled bath, spacious lounge providing light & airy accommodation with double glazed window & 2 skylights and open plan fitted kitchen with integrated appliances. Eastbourne town centre, mainline railway station and seafront are all within easy walking distance. An internal inspection comes highly recommended.



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info@townflats.com

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Eastbourne, BN21 3BA

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Main Features

- Stunning Immediate Town Centre Apartment
- 1 Double Bedroom
- Top Floor
- Spacious Lounge
- Open Plan Fitted Kitchen With Integrated Appliances
- Luxury Modern Bath & Shower Room/WC
- Double Glazing
- Easy Walking Distance From Eastbourne Seafront & Railway Station
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway

Radiator. Entryphone handset. Inset spotlights. Built-in cupboard housing gas boiler.

Lounge

18'8 x 11'11 (5.69m x 3.63m)
Radiator. Television point. Telephone point. Double glazed window. 2 skylights.

Open Plan Fitted Kitchen

14'11 x 7'5 (4.55m x 2.26m)
Range of fitted white high gloss wall and base units. Worktop with inset single one & a half bowl drainer sink unit and mixer tap. Built-in gas hob with stainless steel splashback and extractor cooker hood. Built-in 'eye' level microwave and oven. Integrated fridge/freezer, dishwasher and washing machine. Inset spotlights. Skylight.

Double Bedroom

13'5 x 10'0 (4.09m x 3.05m)
Radiator. Fitted double wardrobe. Television point. Skylight.

Luxury Modern Bath & Shower Room/WC

White suite curved bath with chrome mixer tap and shower attachment. Shower cubicle with wall mounted shower. Contemporary style sink unit with mixer tap. low level WC. Heated towel rail. Extractor fan. Inset spotlight. 2 Skylights.

EPC = C

Council Tax Band = B

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: £300 per annum
Maintenance: £748 paid half yearly PLUS £685 per annum for building insurance contribution
Lease: 125 years from 2012. We have been advised 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.