



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £120,000 - £135,000



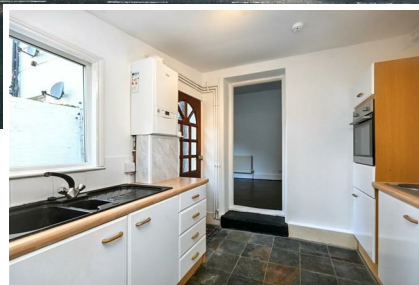
1 Bedroom



1 Reception



1 Bathroom



## Flat 1, 48 Langney Road, Eastbourne, BN21 3JP

\*\*\*GUIDE PRICE £120,000 - £135,000\*\*\*

Ideally situated close to local shops and transport links, this one bedroom ground floor garden flat offers convenient living with its own private outdoor space. Recently refreshed throughout, the property features a bright bay fronted bedroom with wooden flooring and an open plan living area that makes the most of the natural light. The kitchen provides direct access to the rear garden, offering a pleasant spot for morning coffee or evening relaxation. A bathroom is located just off the kitchen for easy access. With a practical layout and the benefit of its own garden, this flat presents a great opportunity for first time buyers or investors seeking a property ready to move into.



[www.town-property.com](http://www.town-property.com)



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Flat 1, 48 Langney Road,  
Eastbourne, BN21 3JP

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### Main Features

- Spacious Town Centre Garden Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Private Patio Garden
- CHAIN FREE

### Entrance

Communal entrance into communal hallway. Ground floor private entrance door to -

### Lounge

18'3 x 10'5 (5.56m x 3.18m )

Radiator. Feature fireplace. Wooden flooring. Sash window to rear aspect. Door to walk-in cupboard with shelving and window to rear aspect. Further door to -

### Fitted Kitchen

9'9 x 8'4 (2.97m x 2.54m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob. 'Eye' level oven. Radiator. Tiled floor. Double glazed window to side aspect. Door to garden. Further door to -

### Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Wall mounted wash hand basin. Low level WC. Tiled floor. Double glazed window to side aspect.

### Bedroom

14'2 x 13'5 (4.32m x 4.09m )

Radiator. Feature fireplace. Sash bay window to front aspect.

### Outside

There is a patio garden to the rear with shed, wall boundary and gate for rear access.

**EPC = D**

**Council Tax Band = A**

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: N/A**

**Maintenance: £604 per quarter**

**Lease: 999 years from 2010. 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.