TOWN FLATS

01323 416600

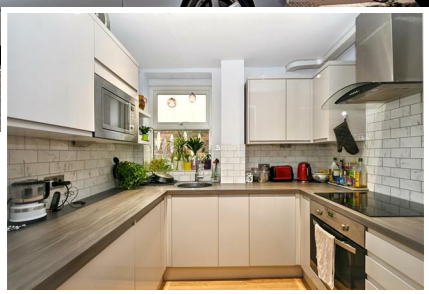
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£219,950









Flat 1, 9a Spencer Road, Eastbourne, BN21 4PB

An extremely well presented two bedroom ground floor apartment, forming part of this attractive development enviably situated in Eastbourne's West town centre. The flat is within comfortable walking distance of the theatres, mainline railway station and seafront. Having undergone much improvement the flat benefits from a luxury refitted kitchen and bathroom, two double bedrooms, wonderful bay windowed lounge, replacement electric radiators and lawned communal gardens. The flat is being sold CHAIN FREE, with a share of the freehold and an internal inspection comes very highly recommended.

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Leasehold - Share of Freehold

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Main Features

- Extremely Well Presented West Town Centre Apartment
- 2 Bedrooms
- Ground Floor
- Spacious Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Private Entrance
- Communal Gardens

Entrance
Private entrance door to -

Hallway
Electric radiator. Built-in cupboard housing hot water cylinder and plumbing & space for washing machine and further built-in cupboard.

Bay Windowed Lounge
16'11 x 12'7 (5.16m x 3.84m)
Electric radiator. Inset spotlights. Television point. Bay windowed lounge to front aspect.

Open Plan Fitted Kitchen
8'6 x 6'5 (2.59m x 1.96m)
Range of fitted high gloss wall and base units. Worktop with inset stainless steel sink bowl with mixer tap. Built-in electric hob and oven. Stainless steel and glass extractor cooker hood. Integrated fridge/freezer, dishwasher and built-in microwave. Inset spotlights. Double glazed window.

Bedroom 1
12'7 x 11'6 (3.84m x 3.51m)
Electric radiator. Secondary glazed sash windows to rear aspect over looking the private and communal gardens.

Bedroom 2
11'7 x 8'5 (3.53m x 2.57m)
Electric radiator. Secondary glazed sash windows to rear aspect over looking the private and communal gardens.

Modern Luxury Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Tiled floor. Marble effect panelled walls. Chrome heated towel rail. Extractor fan. Inset spotlights. Fitted mirror with light.

Outside
The flat has lawned communal gardens.

EPC = F

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: N/A
Maintenance: £771 paid quarterly
Lease: 189 years from 1975. 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.