TOWN FLATS

01323 416600

Leasehold - Share of Freehold

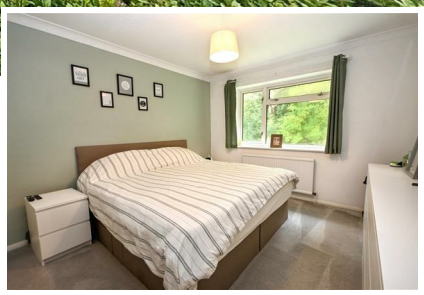
2 Bedroom | 1 Reception | 1 Bathroom

£210,000









14 Shortdean Place, Eastbourne, BN21 1SA

A well presented two bedroom first floor apartment that provides spacious and well proportioned accommodation. Enviably situated in this cul-de-sac setting in the highly sought after Old Town area of Eastbourne the apartment benefits from two double bedrooms, a refitted kitchen, shower room with separate cloakroom, sun balcony off the lounge/dining room, double glazing and gas central heating. Albert Parade with its parade of shops is nearby and the apartment is sold with a share of the freehold. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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£210,000

Main Features

- Spacious Old Town Apartment
- 2 Double Bedrooms
- First Floor
- Modern Kitchen
- Lounge With Sun Balcony
- Shower Room & Separate Cloakroom
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

Entrance
Communal entrance with stairs to first floor private entrance door to -

Hallway
Wood effect flooring. Two built in cupboards. Loft access (not inspected).

Kitchen
9'3 x 8'3 (2.82m x 2.51m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under. Space for upright fridge freezer. Space and plumbing for washing machine Wall mounted gas boiler. Part tiled walls. Wood effect flooring. Coved ceiling. Double glazed window to front aspect.

Lounge
16'5 x 10'8 (5.00m x 3.25m)
Radiator. Coved ceiling. Double glazed window to front aspect. Double glazed door to balcony.

Bedroom 1
13'7 x 10'8 (4.14m x 3.25m)
Radiator. Coved ceiling. Built in double wardrobe. Double glazed window.

Bedroom 2
12'5 x 9'10 (3.78m x 3.00m)
Radiator. Coved ceiling. Built in double wardrobe. Double glazed window.

Cloakroom
Low level WC. Wood effect flooring. Part tiled walls.

Shower Room
Shower cubicle. Pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Wood effect flooring.

Outside
The development is set in lawned communal gardens and there are residents parking facilities that are on a first come first served basis.

COUNCIL TAX BAND = C

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: N/A
Maintenance: £1161 per annum.
Lease: 999 years from 1976. 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.