



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £300,000

 2/3 Bedroom  1/2 Reception  1 Bathroom



## Flat 2, 11 Spencer Road, Eastbourne, BN21 4PB

Forming part of this elegant detached Period former school built CIRCA 1864, this spacious two/three bedroom first floor flat has a generous sitting/dining room and adjoining study/bedroom three and a well appointed modern kitchen with access to the rear. There is also a bath and shower room/wc and this well presented apartment also has direct access to the delightful communal gardens. Devonshire Park, the Towner Art Gallery and theatre district are all close by and the bustling town centre, Beacon shopping centre and mainline railway station are also within walking distance. The picturesque seafront and Victorian Pier are also just yards away. This apartment is considered an excellent home or potential investment property. A new 999 year lease will be created to include a share of the freehold.

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Eastbourne, BN21 4PB

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## Main Features

- Spacious West Town Centre Apartment
- 2/3 Bedrooms
- First Floor
- Bay Windowed Sitting/Dining Room
- Study (Potential Kitchenette)
- Fitted Kitchen (Potential Bedroom 3)
- Bath & Shower Room/WC
- Direct Access To Delightful Communal Garden
- New Lease Term Of 999 Years

### Entrance

Staircase to communal entrance with stairs to the first floor private entrance door to -

### Hallway

Radiator.

### Bay Windowed Sitting/Dining Room

21'2 x 15'0 (6.45m x 4.57m )

Radiator. Fireplace with ornate surround and mantel above. Carpet. Window to front aspect. Door to -

### Study (Potential Kitchenette)

8'7 x 6'9 (2.62m x 2.06m )

Radiator. Carpet. Window to front aspect.

### Fitted Kitchen (Potential Bedroom 3)

11'3 x 11'2 (3.43m x 3.40m )

Range of units comprising bowl and a half single drainer sink unit with mixer tap, surrounding worksurfaces, part tiled walls and cupboards & drawers under. Inset 4 ring gas hob and electric double oven. Space for fridge/freezer. Plumbing and space for dishwasher. Range of wall mounted units. Door to rear fire escape and access to communal garden. Double glazed window to rear aspect.

### Bay Windowed Bedroom 1

14'11 x 12'5 (4.55m x 3.78m )

Radiator. Carpet. Window to front aspect.

### Bedroom 2

11'7 x 9'9 (3.53m x 2.97m )

Radiator. Carpet. Airing cupboard. Window to rear aspect.

### Bath & Shower Room/WC

Suite comprising panelled bath. Corner shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Wood laminate flooring. Towel rail. Frosted double glazed window.

### Outside

The apartment is notable for its delightful communal gardens to the rear of the property with a rear fire escape providing direct access.

Council Tax Band = C

### AGENTS NOTE:

The owners here own the freehold of the building and two of the other three flats here. These can also be purchased together as an investment opportunity. Further details available upon request.

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: Awaiting confirmation**

**Lease: We have been advised that the flat will be sold with a new 999 year lease term**

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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.