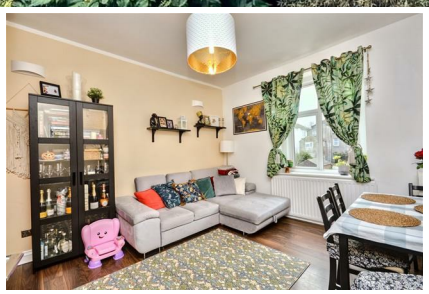
TOWN FLATS

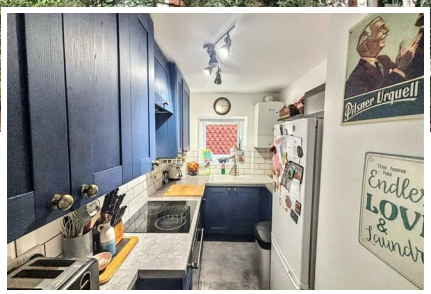
01323 416600

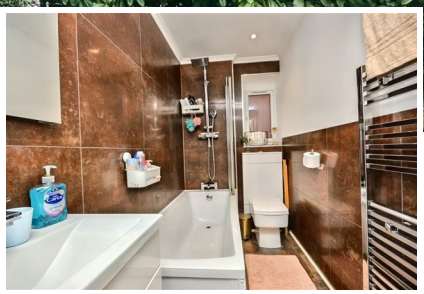
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

# £175,000





## Flat 4, 19 St. Annes Road, Eastbourne, BN21 2AJ

An extremely well presented two bedroom first floor apartment forming part of this attractive detached residence. Enviably situated in Upperton directly opposite wonderful gardens the flat has undergone much improvement including a refitted kitchen & bathroom, double glazing, gas central heating and residents parking facilities. Eastbourne town centre and mainline railway station are all within easy walking distance. An internal inspection comes very highly recommended.

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Leasehold - Share of Freehold

# Flat 4, 19 St. Annes Road, Eastbourne, BN21 2AJ

# £175,000

## Main Features

- Extremely Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Residents Parking Facilities

### Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

### Hallway
Entryphone handset. Built-in cupboard with plumbing & space for washing machine and further storage above. Second built-in cupboard. Wood effect flooring.

### Lounge
14'2 x 12'7 (4.32m x 3.84m )
Radiator. Television point. Wood effect flooring. Double glazed window to rear aspect.

### Fitted Kitchen
10'1 x 6'4 (3.07m x 1.93m )
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window.

### Bedroom 1
14'1 x 8'2 (4.29m x 2.49m )
Radiator. Corniced ceiling. Wood effect flooring. Double glazed window to front aspect.

### Bedroom 2
11'5 x 6'6 (3.48m x 1.98m )
Radiator. Double glazed window to rear aspect.

### Modern Bathroom/WC
Refitted white suite comprising panelled bath with chrome mixer tap and shower over with rainwater shower head. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Part tiled walls. Chrome heated towel rail. Inset spotlights. Fitted wall unit. Frosted double glazed window.

### Parking
The flat has residents parking facilities to the rear.

### EPC = C

### 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: £85 per calendar month**
**Lease: 999 years from 1980. 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.