



# TOWN FLATS



01323 416600

Leasehold

**Guide Price £200,000-  
£210,000**



2 Bedroom



1 Reception



1 Bathroom



## 6 The Rising, Eastbourne, BN23 7PL

\*\*\*Guide Price £200,000-£210,000\*\*\*

A 2 bedroom first floor maisonette with private entrance door and wonderful lawned private rear garden. Situated in Langney within comfortable walking distance of Langney Shopping Centre the flat provides spacious accommodation comprising of two double bedrooms, fitted kitchen, bathroom and spacious lounge. The flat is mostly double glazed and has night storage heating. The rear garden is mainly laid to lawn and has gated access that leads to the garage. An internal inspection comes very highly recommended.

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**Guide Price**  
**£200,000-£210,000**

**Main Features**

- Spacious Langney Maisonette
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Night Storage Heating
- Private Lawned Rear Garden
- Garage

**Entrance**

uPVC entrance door with stairs to -

**First Floor Landing**

Window. Further door to -

**Hallway**

Night storage heater. Entryphone handset. Airing cupboard housing hot water cylinder.

**Lounge**

14'8 x 9'8 (4.47m x 2.95m )

Night storage heater. Television point. Double glazed window to front aspect.

**Fitted Kitchen**

10'9 x 6'11 (3.28m x 2.11m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood.

Plumbing and space for washing machine and dishwasher. Part tiled walls.

Space for fridge/freezer. Double glazed window to rear aspect.

**Bedroom 1**

10'6 x 9'9 (3.20m x 2.97m )

Night storage heater. Coved ceiling. Double glazed window to rear aspect.

**Bedroom 2**

11'6 x 8'7 (3.51m x 2.62m )

Night storage heater. Built-in wardrobe with hanging rail. Double glazed window to front aspect.

**Modern Bathroom/WC**

White suite comprising panelled bath with chrome mixer tap and shower over.

Low level WC. Pedestal wash hand basin. Part tiled walls. Wall mounted electric heater. Frosted double glazed window.

**Outside**

The wonderful private garden is laid to lawn with an area of decking, raised flower beds and gated access leading to the garage.

**Parking**

Garage with up & over door.

**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: £10.50 per annum**

**Maintenance: As & when required**

**Lease: 999 years from 1970. 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.