



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£194,950



5 Torfield Court, St. Annes Road, Eastbourne, BN21 2HR

An extremely well presented 2 bedroom 1st floor apartment with glorious far reaching views towards the South Downs. Enviably situated in Upperton the flat is being sold CHAIN FREE and benefits from 2 double bedrooms, a wonderful lounge/dining room with access to the sun balcony, refitted kitchen and bath & shower room. Further benefits include double glazing, gas central heating, lawned communal gardens and lock-up garage. The flat has an extended lease term and an internal inspection comes very highly recommended.



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info@townflats.com

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Main Features

- Extremely Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge Leading To Sun Balcony With Glorious Views Towards The South Downs
- Fitted Kitchen
- Modern Bath & Shower Room
- Cloakroom
- Communal Gardens
- Garage
- CHAIN FREE

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

Hallway
Radiator. Coved ceiling. Built-in cupboard. Door to -

Inner Hallway
Coved ceiling. Built-in cupboard with fixed shelving.

Lounge
17'7 x 12'10 (5.36m x 3.91m)
Radiator. Coved ceiling. Feature fireplace with inset electric fire. Double glazed window. Double glazed door to -

Sun Balcony
With glorious views over Eastbourne towards the South Downs.

Fitted Kitchen
11'5 x 7'10 (3.48m x 2.39m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Coved ceiling. Built-in cupboard housing gas boiler. Double glazed window to rear aspect with glorious far reaching views.

Bedroom 1
11'9 x 10'1 (3.58m x 3.07m)
Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
13'7 x 8'0 (4.14m x 2.44m)
Radiator. Double glazed window to front aspect.

Cloakroom
Low level WC. Wash hand basin. Tiled floor. Frosted double glazed window.

Modern Bath & Shower Room
Suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Shower cubicle. Pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Double glazed window.

Outside
The development is set in pleasant lawned communal gardens.

Garage
Garage with up & over door.

EPC = C

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: £55 per annum
Maintenance: £485 per quarter PLUS £126 per quarter for water
Lease: 125 years from 2004. 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.