TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£209,950

66 Benbow Avenue, Eastbourne, BN23 6EB

A 2 bedroom ground floor apartment enviably situated on Langney Point's seafront. Providing well proportioned accommodation the flat benefits from a refitted kitchen & shower room, electric heating and double glazing. Outside the flat has a pleasant private garden with views towards the sea and a lock-up garage with an up & over door. The harbour with its bars and restaurants is within comfortable walking distance as is the Crumbles Retail Park. The flat has a share of the freehold and will be sold with an extended lease term.

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Main Features

- Spacious Apartment Located Directly On Langney Point Seafront
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Double Aspect Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Private Patio Garden
- Garage

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

Hallway
Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard with fixed shelving. Coved ceiling. Wood effect flooring.

Double Aspect Lounge
17'0 x 13'0 (5.18m x 3.96m)
2 electric radiators. Coved ceiling. Double glazed window to front and side aspects. Double glazed door to patio.

Double Aspect Fitted Kitchen
12'3 x 10'0 (3.73m x 3.05m)
Range of fitted whitewall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for 'American' style fridge/freezer. Part tiled walls. Double glazed windows to front and rear aspects.

Bedroom 1
10'6 x 9'7 (3.20m x 2.92m)
Night storage heater. Fitted wardrobe with mirrored doors. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
9'5 x 6'9 (2.87m x 2.06m)
Night storage heater. Fitted wardrobe. Double glazed window.

Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Wall mounted electric heater. Frosted double glazed window.

Outside
The flat has a private patio area that opens onto lawned communal gardens.

Parking
There is a garage to the side with an up & over door.

EPC = D

Council Tax Band = 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: Peppercorn
Maintenance: £688.26 half yearly
Lease: We have been advised that the lease term is being extended to in excess of 150 years

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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.