TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£135,000



1 Marine Lodge, 13 Marine Road, Eastbourne, BN22 7AU

Situated just a stone's throw from the picturesque Eastbourne Seafront and within easy walking distance of Eastbourne Town Centre, this beautifully presented one bedroom ground floor apartment offers modern coastal living in a highly desirable location. Set within a contemporary and well maintained development, the property benefits from a stylish finish throughout and a bright, well designed layout. The accommodation comprises a welcoming entrance hall with built-in storage housing the water cylinder and washing machine, a spacious open plan living room/kitchen with ample space for a dining table, a generous double bedroom and a sleek modern bathroom suite. The modern fitted kitchen flows seamlessly into the living area, creating an ideal space for both relaxing and entertaining, while the ground floor position offers convenience and easy access. Perfect for first time buyers, investors, or those seeking a seaside retreat, this attractive apartment combines contemporary comfort with an enviable location close to the beach, local amenities, cafés, restaurants and transport links.

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Main Features

- Beautifully Presented Seafront Apartment
- 1 Double Bedroom
- Ground Floor
- Bright Open Plan Lounge/Dining Room
- Stylish Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Yards From Eastbournes Picturesque Seafront
- Walking Distance From The Town Centre & Mainline Railway Station

Entrance
Communal entrance with ground floor private entrance door to -

Hallway
Understairs cupboard with water cylinder and plumbing & space for washing machine. Fuse board.

Lounge/Dining Room
13'7 x 8'4 (4.14m x 2.54m)
Electric radiator. Laminate wood flooring. Space for dining table & chairs. Double glazed window to front aspect.

Fitted Kitchen
11'1 x 6'8 (3.38m x 2.03m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Tiled walls. Integrated fridge/freezer. Laminate wood flooring.

Double Bedroom
13'4 x 6'4 (4.06m x 1.93m)
Electric radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

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: £350 per annum
Maintenance: £985 per annum
Lease: 115 years remaining. We have been advised of the remaining 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.