



TOWN FLATS



01323 416600

Leasehold

1 Bedroom

1 Reception

1 Bathroom

£149,950



38 Bodmin Close, Eastbourne, BN20 8HZ

This first (top) floor flat is favourably located in Old Town. Having a double aspect lounge/dining room that has an adjoining balcony with views to the recreation ground, there is a double bedroom, fitted kitchen and a modern bathroom/wc. A large store room in the flat is feature and residents parking can be found nearby. Regular bus services run into town and Albert Parade shops are also close by.

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Eastbourne, BN20 8HZ

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Main Features

- Well Presented Old Town Apartment
- 1 Bedroom
- First Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Residents & Visitors Parking

Entrance

Communal entrance with security entryphone system. Staircase to first floor private entrance door to -

Entrance Hallway

Radiator. Entryphone handset. Cloaks cupboard. Further cupboard housing immersion.

Double Aspect Lounge/Dining Room

14'11 x 9'5 (4.55m x 2.87m)

Radiator. Carpet. Double glazed windows to side aspect. Double glazed door to sun balcony.

Fitted Kitchen

8'1 x 8'0 (2.46m x 2.44m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob with oven under. Stainless steel splash back. Extractor cooker hood. Plumbing and space for washing machine. Cupboard housing boiler. Space for fridge/freezer. Part tiled walls. Double glazed window to front aspect.

Bedroom

12'0 x 9'4 (3.66m x 2.84m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin.. Low level WC. Radiator. Part tiled walls. Double glazed window to front aspect.

Parking

The flat benefits from residents and visitors parking.

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: £10 per annum

Maintenance: Approximately £500 per annum

Lease: 125 years from 1989. 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.