



# TOWN FLATS

f X

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Leasehold

 1 Bedroom

 1 Reception

 1 Bathroom

# £139,950



## Flat 1, 68 Cavendish Place, Eastbourne, BN21 3RL

An extremely spacious one bedroom first floor apartment with sizable balcony to the front. Situated in the immediate town centre within easy walking distance of the Beacon shopping centre, mainline railway station and seafront the flat benefits from a double bedroom, incredibly spacious lounge, fitted kitchen and bathroom. With a lease in excess of 100 years an internal inspection comes highly recommended.

Flat 1, 68 Cavendish Place,  
Eastbourne, BN21 3RL

**£139,950**

### Main Features

- Split Level Town Centre Apartment
- 1 Bedroom
- First Floor
- Lounge Leading To Private Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Lease In Excess Of 100 Years

### Entrance

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

### Split Level Hallway

Entryphone handset. Coved ceiling.

### Lounge

16'11 x 13'0 (5.16m x 3.96m)

Feature fireplace with inset coal effect fire. Corniced ceiling. Ceiling rose. 2 double glazed French doors to private balcony.

### Fitted Kitchen

7'5 x 6'8 (2.26m x 2.03m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine. Corniced ceiling. Extractor fan. Radiator.

### Bedroom

12'11 x 9'2 (3.94m x 2.79m )

Feature fireplace. Double glazed window to rear aspect.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Cupboard housing gas boiler. Frosted double glazed window.

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: £110 per annum**

**Maintenance: £620 per annum**

**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.