TOWN FLATS

01323 416600

Leasehold

3 Bedroom | 1 Reception | 1 Bathroom

£275,000









Tavistock, 12 - 14 Devonshire Place, Eastbourne, BN21 4AG

GUIDE PRICE £275,000 - £300,000
An extremely spacious 3 bedroom third floor apartment forming part of this highly regarded development yards from Eastbourne seafront. Providing well proportioned accommodation the apartment benefits from 3 double bedrooms, a wonderful lounge/dining room with access to the sun balcony, fitted kitchen/breakfast room with integrated appliances, bathroom/WC and separate cloakroom. The flat has a garage to the rear, lease in excess of 130 years and is being sold CHAIN FREE. Eastbourne town centre and mainline railway station are within comfortable walking distance. An internal inspection comes highly recommended.

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Eastbourne, BN21 4AG

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Main Features

- CHAIN FREE - Extremely Spacious Town Centre Apartment Yards From Eastbourne Seafront & Town Centre
- 3 Bedrooms
- Third Floor
- Spacious Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen/Breakfast Room With Integrated Appliances
- Bathroom/WC & Separate Cloakroom
- Garage
- Large Separate Lockable Caged Storage Area In The Basement
- Lease In Excess Of 130 Years

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Radiator. Coved ceiling. Video Entryphone handset. Built-in cupboard with hanging rail. 2 further built-in cupboards, one housing gas boiler.

Lounge
16'7 x 14'11 (5.05m x 4.55m)
Radiator. Coved ceiling. Wall lights Double glazed window and door to -

Sun Balcony
15'0 x 4'11 (4.57m x 1.50m)
To front aspect.

Fitted Kitchen/Breakfast Room
16'1 x 8'9 (4.90m x 2.67m)
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. Space for microwave. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Radiator. Double glazed window.

Bedroom 1
16'3 x 11'9 (4.95m x 3.58m)
Radiator. Coved ceiling. Fitted wardrobe with dressing table and overhead storage. Double glazed window to front aspect.

Bedroom 2
16'2 x 11'7 (4.93m x 3.53m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 3 (Currently Used As A Dining Room)
11'7 x 8'8 (3.53m x 2.64m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Cloakroom
Low level WC with concealed cistern. Wash hand basin. Tiled walls. Frosted double glazed window.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Tiled walls. Frosted double glazed window.

Parking
The flat has a lock-up garage with up & over door to the rear.

Other Details
There is a large separate lockable caged storage area in the basement.

EPC = C

Council Tax Band = F

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: N/A
Maintenance: £4324 per annum
Lease: 133 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.