TOWN FLATS

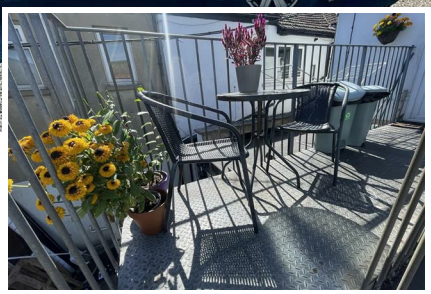
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Leasehold

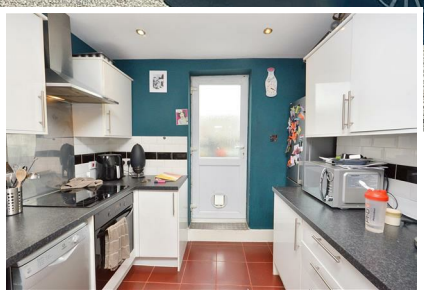
1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£120,000 - £130,000









411a Seaside, Eastbourne, BN22 7RT

GUIDE PRICE £120,000 - £130,000
A unique one bedroom, first floor apartment situated in Seaside just yards from local shops and within comfortable walking distance of the seafront. Providing spacious accommodation the flat benefits from a double bedroom, lounge/dining room to the front with views over playing fields, a refitted kitchen, wet room and large loft space (not inspected). Benefits also include double glazing, private entrance door and a lease term in excess of 100 years. An internal inspection comes highly recommended.

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Leasehold

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Main Features

- Converted Flat
- First Floor
- Private Entrance
- Double Bedroom
- Lounge/Dining Room with Views Across Playing Fields
- Fitted Kitchen
- Modern Wet Room/WC
- Lease in Excess of 100 Years

Private Entrance
Private entrance to the rear with steps to the private first floor entrance door to-

Entrance Hallway
Tiled flooring. Loft hatch (not inspected). Inset spotlights.

Lounge/Dining Room
17'0 x 11'8 (5.18m x 3.56m)
Feature fireplace with ornate surround. Inset spotlights. Night storage heater. Double glazed windows to front aspect with views over playing fields.

Fitted Kitchen
9'7 x 8'4 (2.92m x 2.54m)
Fitted range of wall and base units. Worktop with inset single drainer sink unit. Built in electric hob and oven. Stainless steel splashback and extractor cooker hood. Plumbing and space for washing machine and dishwasher. Tiled flooring. Part tiled walls. Inset spotlights. Built in cupboard. Frosted double glazed window.

Double Bedroom
11'9 x 10'9 (3.58m x 3.28m)
Feature fireplace with ornate surround. Inset spotlights. Built in wardrobe with hanging rail. Double glazed window to rear aspect.

Modern Wet Room/WC
Low level WC. Pedestal wash hand basin with chrome mixer tap. Shower enclosure. Tiled walls. Extractor fan. Inset spotlights.

Council Tax Band = A

EPC = 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: £100 per annum
Maintenance: As & when required
Lease: 125 years from 2003. 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.