



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £210,000 - £225,000



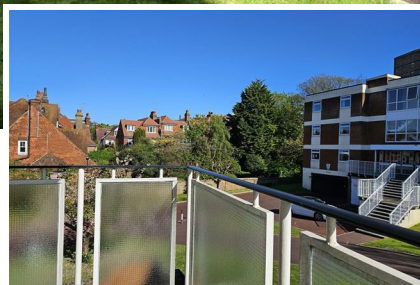
2 Bedroom



1 Reception



1 Bathroom



## 34 Highview Court, Silverdale Road, Eastbourne, BN20 7AQ

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*

Charming and bright two double bedroom flat, situated on the first floor of a favoured purpose built development called Highview Court in Lower Meads. Located on the end of the building, benefitting from a triple aspect and much natural light. Comprising; hallway, large lounge diner, balcony, kitchen breakfast room, shower room and secure undercroft allocated parking. Further benefits include a passenger lift accommodating all floors including the car park, share of freehold, double glazing and being sold with no onward chain.

34 Highview Court  
Silverdale Road  
Eastbourne, BN20 7AQ

Leasehold - Share of Freehold

**Guide Price**  
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**Main Features**

- Charming Lower Meads Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen/Breakfast Room
- Shower Room/WC
- Double Glazing
- Secured & Gated Undercroft Parking Space
- CHAIN FREE

**Entrance**

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

**Hallway**

Entryphone handset. Airing cupboard. Three storage cupboards.

**Double Aspect Lounge/Dining Room**

21'0 x 13'4 (6.40m x 4.06m )

Radiator. Double glazed windows to rear and side aspects. Double glazed patio doors to -

**Sun Balcony**

11'5 x 4'0 (3.48m x 1.22m)

With views of the communal gardens.

**Fitted Kitchen/Breakfast Room**

10'6 x 10'1 (3.20m x 3.07m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for multiple appliances. Extractor cooker hood. Double glazed window to side aspect.

**Double Aspect Bedroom 1**

15'1 x 10'5 (4.60m x 3.18m )

Radiator. Double glazed windows to front and side aspects.

**Bedroom 2**

9'10 x 9'1 (3.00m x 2.77m )

Radiator. Fitted wardrobe. Double glazed window to front aspect.

**Shower Room/WC**

Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

**Outside**

Communal lawned areas.

**Parking**

Secured and gated undercroft parking space (No. 34). This level is serviced by the lift.

**EPC = C**

**Council Tax Band = C**

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: Peppercorn**

**Maintenance: £2036.18 paid half yearly which includes building insurance, water rates & contribution into sinking fund**

**Lease: 999 years from 1976. We have been advised of the lease term, we have not seen the lease**

**www.town-property.com | E. info@townflats.com | T. 01323 416600**

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.