



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£125,000



9A Avondale Road, Eastbourne, BN22 8JN

GUIDE PRICE £125,000 - £130,000 A CHAIN FREE one bedroom first floor apartment with private entrance door and share of the freehold. Enviably situated in Seaside within comfortable walking distance of the town centre and seafront the flat benefits from a double bedroom, bay windowed lounge, bathroom, fitted kitchen, double glazing and gas central heating. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Seaside Apartment With Private Entrance Door
- 1 Double Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing & Gas Central Heating
- CHAIN FREE

Entrance

External staircase to rear with private entrance door to -

Fitted Kitchen

8'3 x 7'11 (2.51m x 2.41m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Plumbing and space for washing machine. Part tiled walls. Double glazed window. Entrance door. Door to inner hallway. Further door to -

Bathroom

Suite comprising corner bath with mixer tap. Vanity unit with inset wash hand basin and cupboard below. Part tiled walls. Wood effect flooring. Radiator. Frosted double glazed window. Door to -

Cloakroom

Low level WC. Wall mounted gas boiler. Frosted double glazed window.

Inner Hallway

Radiator. Loft access (not inspected).

Double Bedroom

11'9 x 11'3 (3.58m x 3.43m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

Bay Windowed Lounge

15'0 x 13'11 (4.57m x 4.24m)

Radiator. Feature fireplace. Wood effect flooring. Double glazed bay window to front aspect.

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: Awaiting confirmation

Maintenance: 50% of costs as & when required PLUS £175 towards building insurance

Lease: The flat has a share of the freehold & a lease term of 99 years from 1999. 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.