



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £110,000



## 75a Snowdon Close, Eastbourne, BN23 8HW

GUIDE PRICE £110,000 TO £120,000.

OF INTEREST TO CASH BUYERS DUE TO SHORT LEASE. A one bedroom second (top) floor apartment forming part of this popular development in Langney. Within easy walking distance of Langney shopping centre the flat benefits from double bedroom with fitted wardrobes, bay windowed lounge with open plan fitted kitchen, bathroom, double glazing and electric heating. An internal inspection comes highly recommended.



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## Main Features

- Spacious Langney Apartment
- 1 Bedroom
- Second (Top) Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

## Hallway

Electric heater. Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard. Loft access (not inspected).

## Lounge

16'1 x 10'10 (4.90m x 3.30m )

Night storage heater. Coved ceiling. Television point. Double glazed bay window with views towards the South Downs.

## Open Plan Fitted Kitchen

9'11 x 6'5 (3.02m x 1.96m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Coved ceiling. Double glazed window with far reaching views towards the South Downs.

## Bedroom

9'11 x 8'8 (3.02m x 2.64m )

Electric heater. Built-in double wardrobe. Double glazed window to rear aspect.

## Bathroom/WC

Coloured suite comprising panelled bath with mixer tap. Low level WC. Pedestal wash hand basin. Extractor fan. Part tiled walls.

## Parking

The flat has an allocated parking space to the rear.

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: £1407.97 per annum**

**Lease: 99 years from 1989. 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.