TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£150,000 - £160,000









16b Primrose Close, Eastbourne, BN23 8BY

GUIDE PRICE £150,000 - £160,000
A well presented one bedroom first floor maisonette with private entrance, private rear garden and useful internal study/home office. Situated in Langney within comfortable walking distance of Langney shopping centre the maisonette benefits from a double bedroom, refitted kitchen & bathroom, double glazing and spacious lounge. The rear garden is gated and laid to lawn. An internal inspection comes highly recommended.

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Main Features

- Well Presented Langney Maisonette
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Internal Study/Home Office
- Double Glazing & Gas Central Heating
- Private Rear Garden

Entrance
Private ground floor entrance door. Internal stairs to -

First Floor Landing
Airing cupboard. Loft access (not inspected).

Lounge
15'2 x 10'6 (4.62m x 3.20m)
Radiator. Coved ceiling. Television point. Double glazed window to rear aspect. Doorway to -

Fitted Kitchen
8'7 x 7'7 (2.62m x 2.31m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Plumbing & space for washing machine. Part tiled walls. Cupboard housing gas boiler. Double glazed window.

Bedroom
11'4 x 10'7 (3.45m x 3.23m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Internal Study/Home Office
6'7 x 4'4 (2.01m x 1.32m)
Internal room with light & power. Radiator.

Modern Bathroom/WC
Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Tiled floor and walls. Radiator. Frosted double glazed window.

Outside
The flat has a gated private rear garden which is laid to lawn with mature trees & shrubs. There is also a brick built storage shed.

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: £10 per annum
Maintenance: £12 per calendar month
Lease: 215 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.