



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £200,000 - £210,000



1 Bedroom



1 Reception



1 Bathroom



## 4 Endcliffe Court, 18 Chesterfield Road, Eastbourne, BN20 7NX

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

A beautifully presented one bedroom apartment situated yards from the seafront in the Meads. Located on the first floor of this attractive purpose built development the apartment has undergone significant improvement by the current vendor and is being sold CHAIN FREE. Benefits include a refitted kitchen with integrated appliances, luxury refitted shower room/WC, double bedroom with fitted wardrobes and double aspect lounge. Further benefits include double glazing, electric heating and a share of the freehold. Meads high street with its local shops and eateries is within easy walking distance. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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## Main Features

- Beautifully Presented Meads Apartment Yards From Eastbourne Seafront
- 1 Double Bedroom
- First Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Luxury Shower Room/WC
- Double Glazing
- Gas Central Heating
- Residents Parking
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Fitted cupboard. Herringbone flooring.

## Double Aspect Lounge/Dining Room

16'6 x 15'0 (5.03m x 4.57m )

Radiator. Coved ceiling. Television point. Double glazed windows to side and rear aspects providing glorious far reaching views over the All Saints Chapel and South Downs.

## Fitted Kitchen

13'6 x 7'1 (4.11m x 2.16m )

Range of fitted wall and base units. Worktop with inset single drainer ceramic sink unit and mixer tap. Built-in gas hob and electric double oven with glass splashback and extractor cooker hood. Integrated washing machine, dishwasher and wine cooler. Space for upright fridge/freezer. Inset spotlights. Herringbone flooring. Double glazed window. Door to fire escape.

## Double Bedroom

12'2 x 11'9 (3.71m x 3.58m )

Radiator. Fitted wardrobe. Double glazed window.

## Modern Luxury Shower Room/WC

White suite comprising shower cubicle with rainwater shower head. Low level WC. Vanity unit with ceramic bowl mixer tap and cupboard under. Heated towel rail. Frosted double glazed window.

## Parking

Residents parking on a first come first served basis.

EPC = C

Council Tax Band = B

## Agents Note:

In accordance with section 21 of The Estate Agency Act 1979 the vendor is related to a member of Town Property staff.

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: N/A**

**Maintenance: £575 per quarter**

**Lease: 999 years from 1963. 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.