



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £174,950



### 33 Quebec Close, Eastbourne, BN23 5RJ

A spacious and well presented two bedroom top floor apartment, ideally positioned for both convenience and leisure. The property offers a bright and generous living room, two double bedrooms, a modern kitchen and contemporary shower room, complemented by an allocated parking space. Perfectly placed for everyday amenities, with regular bus routes nearby and the seafront within walking distance, this is a fantastic location for enjoying Eastbourne's coastal lifestyle. The nearby retail park and Waterfront provide a great selection of shops, restaurants, cafés and leisure facilities. An excellent opportunity for first time buyers, downsizers or investors looking for a well located home with plenty of local amenities close at hand.



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



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33 Quebec Close,  
Eastbourne, BN23 5RJ

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## Main Features

- Spacious & Well Presented 2 Bedroom Top Floor Harbour Apartment
- Lounge/Dining Room
- Modern Fitted Kitchen
- 2 Well Proportioned Double Bedrooms
- Contemporary Shower Room/WC
- Allocated Parking Space
- Double Glazing & Night Storage Heating
- Seafront Within Walking Distance
- Excellent Local Amenities, Shops, Restaurants, Cafés & Leisure Facilities Nearby
- Ideal For First Time Buyers, Downsize Or Investors

## Entrance

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

## Hallway

Electric radiator. Entryphone handset. Fuse board. Storage cupboard. Loft access (not inspected).

## Lounge/Dining Room

16'2 x 12'10 (4.93m x 3.91m )

2 night storage heaters. Feature fireplace. carpet. 2 Double glazed windows.

## Fitted Kitchen

8'7 x 7'8 (2.62m x 2.34m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Vinyl flooring. Double glazed window to side aspect.

## Bedroom 1

9'7 x 9'5 (2.92m x 2.87m)

Night storage heater. Built-in wardrobe. Double glazed window to rear aspect.

## Bedroom 2

8'8 x 8'5 (2.64m x 2.57m )

Night storage heater. Double glazed window to rear aspect.

## Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Cupboard housing modern water cylinder. Extractor fan. Laminate flooring.

## Parking

Allocated parking space (No. 33) to the front of the block.

EPC = C

Council Tax Band = B

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: £1698.47 per annum**

**Sea Defence Charge: £274 per annum**

**Lease: 156 years remaining. We have been advised of the remaining 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.