TOWN FLATS

01323 416600

Leasehold - Share of Freehold

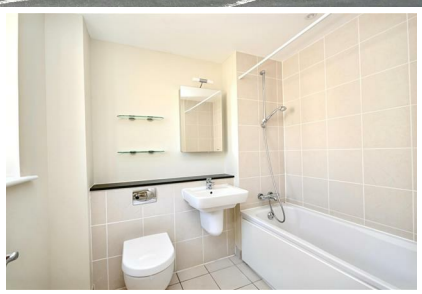
2 Bedroom | 1 Reception | 2 Bathroom

£184,950









49 Devonshire Mansions, 54 Grand Parade, Eastbourne, BN21 4DG

A bright and well presented two bedroom third floor apartment forming part of an exclusive purpose built development directly on Eastbourne seafront. Although the apartment does not enjoy direct sea views, its position and excellent natural light make it a particularly appealing home, with spacious accommodation presented in good order throughout. The apartment comprises a generous open plan sitting room and kitchen, two bedrooms including a good sized principal bedroom with en-suite bathroom, plus a separate shower room. Further benefits include underfloor heating, double glazing, passenger lift access and an allocated parking space. Offered CHAIN FREE with a share of the freehold, this is an excellent opportunity to secure a well maintained apartment in an enviable seafront position.

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Leasehold - Share of Freehold

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£184,950

Main Features

- Well Presented 2 Bedroom 3rd Floor Apartment
- Directly On Eastbourne Seafront
- Bright & Well Presented Throughout
- En-Suite To Principal Bedroom
- Open Plan Living/Kitchen
- Allocated Parking Space
- Share Of Freehold
- Underfloor Heating
- Passenger Lift
- CHAIN FREE

Entrance
Communal entrance lift or staircase rising to the Third Floor Landing. Private front door to -

Spacious Hallway
Built in storage cupboard. Underfloor heating.

Open Plan Lounge/Fitted Kitchen
19'11 x 12'4 (6.07m x 3.76m)
Bay window and with under floor heating into the sitting room area. The kitchen is equipped with extensive range of working surfaces with drawers and cupboards below and matching range of cabinets above, inset sink unit with mixer tap, range of integrated appliances include the electric fan oven with electric hob and filter hood above, fridge and freezer, dishwasher, microwave and under floor heating.

Irregular Shaped Bedroom 1
15'5 x 12'0 (4.70m x 3.66m)
Range of built in wardrobe cupboards. Underfloor heating. Double glazed window. Door to -

En-Suite Bathroom/WC
White suite comprising panelled bath with shower attachment. Wash hand basin. Low level WC. Heated towel rail. Tiled floor. Double glazed window.

Bedroom 2
8'0 x 8'0 (2.44m x 2.44m)
Underfloor heating. Double glazed window.

Modern Shower Room/WC
White suite comprising large shower cubicle with wall mounted fittings. Wash hand basin. Low level WC. Tiled floor. Deep storage cupboard housing the hot water cylinder and with space & plumbing for washing machine.

Outside
There are well maintained communal grounds provided for the enjoyment of residents.

Parking
Allocated parking space.

EPC = C

Council Tax Band = D

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: £3825.34 per annum
Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease

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.