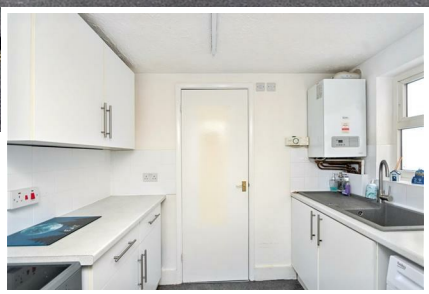
TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£139,950



Middle Flat, 48B Ashford Road, Eastbourne, BN21 3TB

A well presented one bedroom hall floor apartment that is enviably situated yards from the Beacon shopping centre and train station. The flat benefits from a refitted kitchen & brand new bathroom, new carpets, double bedroom, double glazing and gas central heating. The flat is considered ideal for first time buyers or for investment purposes. An internal inspection comes very highly recommended.

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Leasehold

Middle Flat,
48B Ashford Road,
Eastbourne, BN21 3TB

£139,950

Main Features

- Well Presented Town Centre Apartment
- Hall Floor
- 1 Bedroom
- Lounge
- Fitted Kitchen
- Brand New Bathroom/WC
- Double Glazing & Gas Central Heating
- New Carpets
- Ideal For First Time Buyers Or Investment
- CHAIN FREE

Entrance
Steps to communal entrance door. Hall floor private entrance door to -

Hallway
Radiator. Understairs cupboard.

Lounge
12'2 x 9'5 (3.71m x 2.87m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Fitted Kitchen
8'1 x 5'8 (2.46m x 1.73m)
Range of fitted white wall and base units. Worktop with inset brand new single drainer composite sink unit and mixer tap. Plumbing and space for washing machine. Cooker point. Part tiled walls. Wall mounted gas boiler. Double glazed window. Door to -

Brand New Bathroom/WC
Suite comprising panelled 160cm bath with nickel effect mixer tap & shower screen. Wash hand basin set in vanity unit with nickel effect mixer tap and cupboard below. Low level WC. Heated towel rail. Tiled walls. New luxury vinyl tiled flooring. New extractor fan. Frosted double glazed window.

Bedroom
10'11 x 9'3 (3.33m x 2.82m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

EPC = C

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: £100 per annum
Maintenance: £390 per annum which includes building insurance & fire alarm maintenance
Lease: 199 years from 1988

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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.