



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £275,000 - £285,000



2 Bedroom



1 Reception



1 Bathroom



## 4 Spencer Court, Spencer Road, Eastbourne, BN21 4PD

**\*\*GUIDE PRICE £275,000 - £285,000\*\***

This grand, turn key renovated apartment forms part of an attractive converted building, once the first home of Eastbourne College and effortlessly combines retained period charm with contemporary luxury. Skilfully upgraded with meticulous attention to detail, the property is positioned on the first floor to the rear, offering a peaceful and private setting. The show stopping open plan living area is enhanced by high ceilings, elegant period detailing and a striking feature fireplace, creating a wonderful sense of grandeur while delivering stylish, modern living perfectly suited to both relaxing and entertaining. The apartment further comprises two generous double bedrooms and a sleek, contemporary shower room, all finished to an exceptional standard. Ideally located to the West of the Town Centre, it sits perfectly placed between the international Tennis Courts, theatres, mainline train station and the seafront, providing convenient access to Eastbourne's most desirable amenities and attractions.



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



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Spencer Road,  
Eastbourne, BN21 4PD

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## Main Features

- Beautifully Renovated & Spacious West Town Centre Apartment
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Modern Fitted Kitchen
- Luxury Shower Room/WC
- Elegant Period Details & High Ceilings
- Sash Windows
- Gas Central Heating

## Entrance

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

## Split Level Hallway

Radiator. Entryphone handset. Carpet.

## Open Plan Lounge/Modern Fitted Kitchen

22'3 x 21'11 (6.78m x 6.68m)

2 Radiators. Feature fireplace. Karndean flooring. Single glazed Sash 'bow' window to rear aspect.

## Fitted Kitchen Area

Modern range of fitted wall and base units. Inset induction hob and extractor cooker hood above. Integrated 'Eye' level electric oven & microwave, fridge/freezer, washing machine and dishwasher. Island with inset one & a half bowl single drainer sink unit & mixer tap and cupboards below. Cupboard housing boiler. Karndean flooring. Single glazed window to rear aspect.

## Bedroom 1

22'5 x 16'1 (6.83m x 4.90m)

Radiator. Cupboard. Carpet. Single glazed Sash 'bow' window to rear aspect.

## Bedroom 2

17'0 x 10'7 (5.18m x 3.23m )

Radiator. Carpet. Single glazed Sash windows to rear & side aspects.

## Luxury Shower Room/WC

Suite comprising double walk-in shower. Vanity unit with inset wash hand basin with mixer tap. Low level WC with concealed cistern. Illuminated mirror. Extractor fan. Part tiled walls. Tiled floor. Heated towel rail. 2 Single glazed Sash windows to side aspect.

EPC= C

Council Tax Band = C

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: £120 per annum**

**Maintenance: £2062 per annum**

**Lease: 125 years from 2010. 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.