



# TOWN FLATS

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Leasehold - Share of Freehold

# £350,000

 3 Bedroom  1 Reception  1 Bathroom



## Flat 2, 65 Vicarage Road, Eastbourne, BN20 8AH

A beautifully presented three bedroom converted duplex occupying the entire first and second floors of a Victorian property in the ever popular Old Town. This spacious home combines character with modern updates, featuring a bright living room with access to a small balcony, a refitted kitchen/breakfast room with rear staircase leading down to a private landscaped garden and a stylish refitted bathroom with separate WC. Arranged over two floors, the accommodation includes three well proportioned bedrooms, with the principal bedroom enjoying far reaching views across Old Town to the South Downs. Further benefits include gas central heating, double glazing and a share of the freehold. Ideally positioned close to Gildredge Park, local shops, pubs and transport links, this is a superb home in a highly sought after location.

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Eastbourne, BN20 8AH

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### Main Features

- **Extremely Well Presented**
- **Duplex Apartment With Private Garden**
- **3 Bedrooms**
- **First & Second Floors**
- **Bay Windowed Lounge**
- **Fitted Kitchen/Breakfast Room**
- **Modern Bathroom**
- **Separate Cloakroom**
- **Double Glazing & Gas Central Heating**
- **Private Rear Garden Laid to Patio & Lawn**

#### Entrance

Communal entrance with ground floor private entrance door to -

#### Stairs & First Floor Landing

Radiator. Split level hallway, landing & stairs to first floor.

#### Cloakroom

Low level WC. Single glazed window to side aspect.

#### Bay Windowed Lounge

16'9 x 15'4 (5.11m x 4.67m )

Radiator. Feature fireplace. Double glazed bay window to front aspect. Double glazed balcony door to front aspect.

#### Fitted Kitchen/Breakfast Room

13'4 x 10'1 (4.06m x 3.07m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Boiler. Integrated fridge, freezer, dishwasher and washing machine. Radiator. Double glazed window to rear aspect. Back door with steps to rear garden.

#### Bedroom 2

11'9 x 9'4 (3.58m x 2.84m )

Radiator. Double glazed window to rear aspect.

#### Modern Bathroom

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Wall mounted wash hand basin. Extractor fan. Radiator. Part tiled walls. Single glazed window to rear aspect.

#### Separate Cloakroom

Low level WC. Part tiled walls. Frosted single glazed window.

#### Landing

Built-in and fitted storage cupboards. Double glazed window to side aspect.

#### Bedroom 1

15'8 x 14'1 (4.78m x 4.29m )

Radiator. Built-in wardrobes. Double glazed window to front aspect.

#### Bedroom 3

11'9 x 9'6 (3.58m x 2.90m )

Radiator. Fitted wardrobes. Double glazed window to rear aspect.

#### Outside

Private rear garden accessed via steps from kitchen, part lawn, part patio with walled boundaries and gate for rear access.

**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: N/A**

**Maintenance: As & when required**

**Lease: 999 years from 1962. 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.