



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£135,000 - £145,000**



## 14 Hereford Court, Langney Rise, Eastbourne, BN23 7DE

\*\*\*GUIDE PRICE £135,000 - £145,000\*\*\*

An extremely well presented one bedroom ground floor flat, thoughtfully improved throughout and offered to the market CHAIN FREE. Providing spacious, well proportioned accommodation, this immaculate home features a bright double bedroom, a modern fitted kitchen with integrated appliances and a luxury shower room/WC. High quality oak flooring runs throughout, complemented by double glazing and efficient electric heating. Situated in the popular area of Langney, the property is conveniently located within comfortable walking distance of Langney Shopping Centre, popular schools and local amenities. Ideal for first time buyers and investors alike, an early internal inspection is highly recommended to fully appreciate the standard of presentation on offer. A superb opportunity to secure a beautifully finished in a popular location.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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Langney Rise,  
Eastbourne, BN23 7DE

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### Main Features

- Extremely Well Presented Langney Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge
- Kitchen
- Modern Shower Room/WC
- Double Glazing
- Two Private Storage Cupboards
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Ground floor private front door to-

### Hallway

Solid wood flooring. Entry phone handset. Fuse box.

### Lounge

15'1 x 10'11 (4.60m x 3.33m )

Electric heater. Solid wood flooring. Double glazed window to front aspect.

### Fitted Kitchen

9'9 x 7'10 (2.97m x 2.39m )

Modern range of wall and base units, laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing washing. Integrated fridge freezer, Cupboard housing immersion heater. Part tiled walls. Tiled flooring. Double glazed window to rear aspect.

### Bedroom

Solid wood flooring. Electric heater. Double glazed window to front aspect.

### Modern Shower Room/WC

15'0 x 8'11 (4.57m x 2.72m )

Fully tiled white suite comprising of double shower cubicle with rain water shower head. Low level WC. Wash hand basin with mixer tap and vanity unit below.

### Other Details

The flat has 2 private lock-up storage cupboards.

EPC = E

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: £10 per annum**

**Maintenance: £85 per calendar month**

**Lease: 89 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.