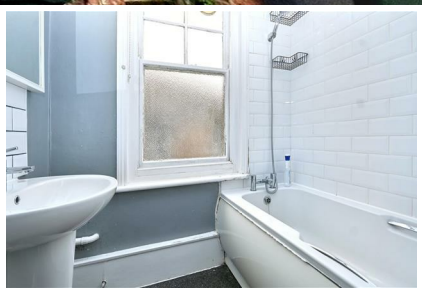
TOWN FLATS

01323 416600

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£155,000



First Floor Flat, 22 Gore Park Road, Eastbourne, BN21 1TQ

A chain free two bedroom top floor apartment forming part of this attractive residence in the Old Town. Enviably situated within easy walking distance of Motcombe Village with its local shops and Waitrose, the flat benefits from a bay windowed lounge, refitted kitchen, bathroom, cloakroom and gas central heating. The flat is being sold with the freehold for the building but has a lease created. An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

First Floor Flat,
22 Gore Park Road,
Eastbourne, BN21 1TQ

Freehold

£155,000

Main Features

- Converted Flat
- 2 Bedrooms
- First Floor
- Lounge
- Kitchen
- Bathroom
- Separate WC
- Close to Local Schools, Shops & Transport Links
- CHAIN FREE

Entrance
Communal entrance with communal door. Private entrance door with stairs to first floor landing.

Hallway
Radiator. Loft access (not inspected).

Lounge
14'10 x 10'4 (4.52m x 3.15m)
Radiator. Feature fireplace. Built in cupboard. Bay window to front aspect.

Kitchen
8'11 x 7'7 (2.72m x 2.31m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Electric oven. Space and plumbing for washing machine. Part tiled walls. Radiator. Wall mounted gas boiler. Feature fireplace. Double glazed window to side.

Bedroom 1
10'6 x 11'2 (3.20m x 3.40m)
Radiator. Feature fireplace. Built in wardrobe with hanging rail. Sash window to rear aspect.

Bedroom 2
8'4 x 5'10 (2.54m x 1.78m)
Radiator. Sash window to front aspect.

Bathroom
White suite comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Heated towel rail. Wall mounted electric heated. Frosted sash window.

Cloakroom
Low level WC. Frosted double glazed window.

AGENTS NOTE:
The property is being sold with freehold for the whole building.

COUNCIL TAX BAND = A

EPC = 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: N/A
Lease: 108 years remaining. We have been advised of the remaining lease term, we have not seen the lease. This is being sold with the freehold for the whole building.

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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.