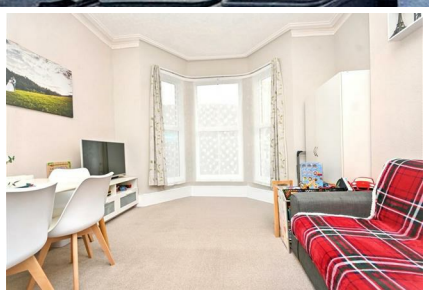
TOWN FLATS

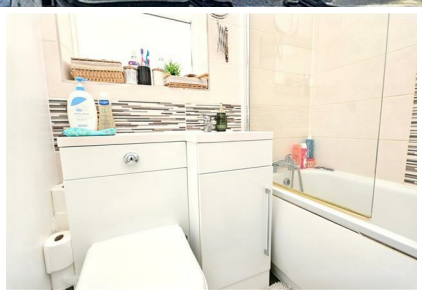
01323 416600

Leasehold - Share of Freehold

£139,950

1 Bedroom | 1 Reception | 1 Bathroom





Flat 2, 65 Langney Road, Eastbourne, BN21 3QD

A well presented one bedroom hall floor flat enviably situated in the immediate town centre. Being sold CHAIN FREE the flat benefits from a refitted kitchen & bathroom, double bedroom and spacious bay windowed lounge. Further benefits include double glazing, gas central heating and a share of the freehold. The seafront, mainline railways station and Beacon shopping centre are all within comfortable walking distance.

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Leasehold - Share of Freehold

Flat 2, 65 Langney Road, Eastbourne, BN21 3QD

£139,950

Main Features

- Well Presented Town Centre Apartment
- 1 Double Bedroom
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Share Of The Freehold
- CHAIN FREE

Entrance
Communal entrance with hall floor private entrance door to -

Hallway
Built-in cupboard. Further understairs cupboard.

Bay Windowed Lounge
15'3 x 12'6 (4.65m x 3.81m)
Radiator. Corniced ceiling. Television point. Double glazed bay window to front aspect.

Fitted Kitchen
9'3 x 5'9 (2.82m x 1.75m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob & electric oven under. Stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Breakfast bar. Part tiled walls. Cupboard housing gas boiler. Radiator. Double glazed window.

Double Bedroom
13'3 x 10'6 (4.04m x 3.20m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and glass shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Low level WC with concealed cistern. Frosted double glazed window.

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: N/A
Maintenance: As & when required
Lease: 999 years from 2017

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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.