TOWN FLATS

01323 416600

Leasehold - Share of Freehold

£180,000

2 Bedroom | 1 Reception | 1 Bathroom









11 Steeple Grange, 5 Mill Road, Eastbourne, BN21 2LY

A bright and spacious two bedroom top floor apartment forming part of this well maintained purpose built development in the sought after Upperton area. Enjoying an elevated position with ample natural light, the property boasts superb views towards the South Downs, along with a generous living room featuring an attractive box bay window, a fitted kitchen and a modern bathroom. Further benefits include a garage en bloc to the rear, a private allocated parking space and a share of freehold with the remainder of a 999 year lease. The building is well managed and also set to benefit from a brand new roof, for which funds have been allocated. Offered to the market CHAIN FREE, this property presents an excellent opportunity for a smooth and straightforward purchase.

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

Leasehold - Share of Freehold

11 Steeple Grange,
5 Mill Road,
Eastbourne, BN21 2LY

£180,000

Main Features

- Bright & Spacious Upperton Apartment
- 2 Bedrooms
- Second Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Garage
- CHAIN FREE

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

L-Shaped Hallway
Radiator. 2 cupboards. Entryphone handset.

Lounge
16'9 x 12'10 (5.11m x 3.91m)
Radiator. Double glazed box bay window to rear aspect.

Fitted Kitchen
10'7 x 5'7 (3.23m x 1.70m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to rear aspect.

Bedroom 1
9'11 x 9'3 (3.02m x 2.82m)
Radiator. Fitted wardrobe. Double glazed window to side aspect.

Bedroom 2
9'10 x 6'2 (3.00m x 1.88m)
Radiator. Double glazed window to side aspect.

Modern Bathroom/WC
Suite comprising panelled 'P' bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan.

Parking
The flat has a garage (No. 2) with up & over door.

EPC = C

Council Tax Band = B

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: £600 per quarter
Lease: 999 years from 1981. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.