TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Offers Over: £120,000



5 Norfolk Court, Redoubt Road, Eastbourne, BN22 7DJ

GUIDE PRICE £120,000 to £130,000
A well maintained one bedroom ground floor purpose built flat, offered with the benefit of an extended lease of approximately 170 years and low service charges of just under £100 per month. The property is currently let at £825 per month to a tenant who keeps the flat in excellent condition, making it an attractive investment opportunity, although it could equally suit a first time buyer or owner occupier with vacant possession. The accommodation comprises a good sized living room, separate fitted kitchen, double bedroom and bathroom, with the additional benefit of a lockable external storage cupboard. Situated within easy reach of Eastbourne seafront, beach, bus routes and town centre, the property is offered chain free.

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Main Features

- 1 Bedroom Ground Floor Flat Ideally Located In The Redoubt Area
- Extended 170 Year Lease
- Low Service Charges
- External Storage Cupboard
- Well Maintained Throughout
- Close To The Seafront
- CHAIN FREE & VACANT POSSESSION

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

Hallway
2 cupboards.

Bay Windowed Lounge
14'11 x 10'0 (4.55m x 3.05m)
Electric fireplace. Double glazed window to side aspect.

Inner Hallway

Fitted Kitchen
10'0 x 7'8 (3.05m x 2.34m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine, fridge/freezer and cooker. Double glazed window to side aspect.

Bedroom
13'5 x 10'2 (4.09m x 3.10m)
Electric radiator. Airing cupboard. Double glazed window to side aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Electric radiator. Frosted double glazed window.

Other Details
Lockable external storage cupboard.

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: Peppercorn
Maintenance: £1162.93 per annum
Lease: 215 years from 1982. 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.