



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom

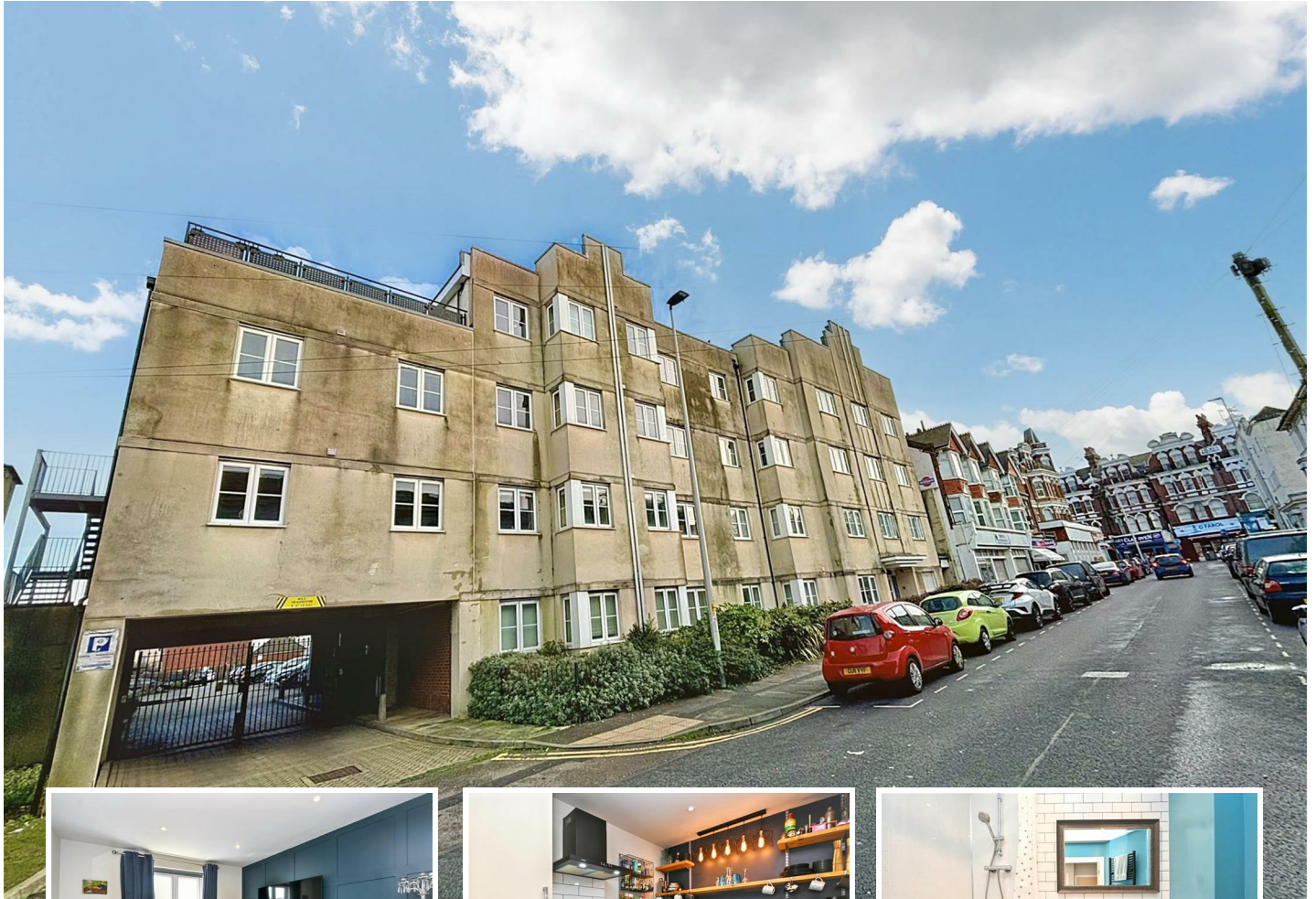


1 Reception



1 Bathroom

**Guide Price**  
**£110,000 - £120,000**



## 34 Discovery House, 15 Susans Road, Eastbourne, BN21 3AG

\*\*\* GUIDE PRICE £110,000 - £120,000 \*\*\*

A beautifully presented one bedroom second floor apartment forming part of this town centre development. Within easy walking distance of the seafront and Beacon shopping centre, the flat benefits from a spacious lounge, fitted kitchen, bathroom and double bedroom. Further benefits include double glazing, electric heating and wonderful communal gardens. An internal inspection comes very highly recommended.



[www.town-property.com](http://www.town-property.com)



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**34 Discovery House,  
15 Susans Road,  
Eastbourne, BN21 3AG**

**Guide Price  
£110,000 - £120,000**

## Main Features

- Beautifully Presented Town Centre Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Communal Gardens
- Ideally Located For Eastbourne Seafront & Town Centre

## Entrance

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

## Hallway

Electric heater. Inset spotlights. Built-in cupboard with hanging rail. Airing cupboard housing hot water cylinder.

## Lounge

12'5 x 10'5 (3.78m x 3.18m )

Contemporary style radiator. Inset spotlight. Wood effect flooring. Double glazed window to front aspect.

## Fitted Kitchen

7'11 x 6'11 (2.41m x 2.11m )

Range of fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven with extractor cooker hood. Plumbing and space for washing machine. Integrated fridge/freezer. Part tiled walls. Inset spotlights. Wood effect flooring.

## Bedroom

13'3 x 8'8 (4.04m x 2.64m )

Electric heater. Inset spotlights. Double glazed window.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower above. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC with concealed cistern. Heated towel rail. Panelled walls. Inset spotlights. Extractor fan.

## Outside

The development is set in wonderful communal gardens.

**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: £430 per annum**

**Maintenance: £823 paid half yearly**

**Lease: 125 years from 2008. 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.