



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£180,000



10 St Helena Court, Mill Road, Eastbourne, BN21 2LY

Guide Price £180,000 to £190,000 **VIEWING HIGHLY RECOMMENDED** - A well presented two bedroom ground floor apartment that has undergone much improvement by the current vendor. Being sold **CHAIN FREE** the flat benefits from a refitted kitchen and shower room, double glazing, electric central heating **WITH A BRAND NEW ELECTRIC WATER HEATER**, a garage and a lease in excess of 900 years. Enviably situated in Upperton, Motcombe village with its local shops and Waitrose is nearby and the flat is on a bus route. An internal inspection comes highly recommended. **THE VENDOR HAS ADVISED US THE GARAGE ROOF HAS JUST BEEN REPLACED.**

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Main Features

- CHAIN FREE Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Electric Central Heating
- Garage

Entrance

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

Hallway

Entryphone handset. 2 built-in cupboards.

Lounge

13'10 x 12'11 (4.22m x 3.94m)

Electric radiator. Double glazed window.

Fitted Kitchen

10'9 x 8'8 (3.28m x 2.64m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and 'eye' level oven. Space for upright fridge/freezer. Plumbing and space for washing machine. Larder cupboard. Cupboard with plumbing & space for washing machine. Tiled floor. Part tiled walls. Double glazed window and door to front aspect.

Bedroom 1

11'10 x 10'9 (3.61m x 3.28m)

Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2

8'4 x 7'5 (2.54m x 2.26m)

Double glazed window to front aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Tiled floor. Wall mounted electric heater. Frosted double glazed window.

Outside

There are well maintained communal gardens.

Parking

The flat has a lock-up garage with up & over door.

EPC = E

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: £5 per quarter

Maintenance: £2230.25 per annum

Lease: 999 years from 1968. 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.