TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£140,000 - £150,000









16 Taddington House, Taddington Road, Eastbourne, BN22 7EB

*** GUIDE PRICE £140,000 - £150,000 ***
Bright and airy second (top) floor apartment offers well proportioned accommodation throughout, making it an ideal first time purchase or buy to let investment. The property comprises an L-shaped hallway with two large storage cupboards, a spacious sitting room enjoying elevated views, a fitted kitchen, a shower room and a good sized double bedroom. The apartment also benefits from residents' parking and is offered to the market CHAIN FREE. Taddington House is an ever popular and well managed apartment block, known for its immaculately maintained communal areas, share of freehold and reasonable, manageable service charges. Located in the highly sought-after Redoubt area, the property is ideally positioned adjacent to the seafront and Whitley Recreational Park, with excellent access to local amenities and convenient bus routes.

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Main Features

- Spacious & Well Presented Redoubt Apartment
- 1 Bedroom
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- CHAIN FREE

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

Hallway
Electric radiator. Airing cupboard.

Lounge
16'4 x 11'2 (4.98m x 3.40m)
Electric radiator. Double glazed window to front aspect.

Fitted Kitchen
12'10 x 6'7 (3.91m x 2.01m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. built-in electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. 2 under counter spaces. Double glazed window to front aspect.

Bedroom
12'6 x 9'5 (3.81m x 2.87m)
Electric radiator. Double glazed window to rear aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Vanity unit with inset wash hand basin and cupboard below. Low level WC. Frosted double glazed window.

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: £120 per calendar month
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.