



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

# £115,000



## 30 Snowdon Close, Eastbourne, BN23 8HZ

A CHAIN FREE one bedroom ground floor apartment that has undergone decorating by the current vendor. Enviable situated in Langney within comfortable walking distance of Langney Shopping Centre the flat benefits from a bay windowed lounge, fitted kitchen & bathroom, double bedroom with fitted wardrobe, double glazing, new electric heating and new carpets throughout. The flat has an allocated parking space and an internal inspection comes highly recommended.

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Eastbourne, BN23 8HZ

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### Main Features

- **CHAIN FREE** Spacious Langney Apartment
- 1 Bedroom
- Ground Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen
- Bathroom/WC
- Double Glazing
- New Electric Heating
- Allocated Parking Space
- New Carpets Throughout

### Entrance

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

### Hallway

Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard.

### Lounge

15'7 x 9'10 (4.75m x 3.00m )

Electric heater. Coved ceiling. Double glazed bay window to front aspect.

### Open Plan Fitted Kitchen

9'7 x 6'3 (2.92m x 1.91m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. cooker point. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Coved ceiling.

### Bedroom

9'11 x 8'4 (3.02m x 2.54m )

Electric radiator. Coved ceiling. Built-in double wardrobe. Double glazed window.

### Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Pedestal wash hand basin. Low level WC. Part tiled walls. Extractor fan. Wall mounted electric heater.

### Parking

The flat has an allocated parking space.

**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: £80 per annum**

**Maintenance: £1387.71 per annum**

**Lease: 99 years from 1989. 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.