



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

1 Bathroom

# £189,950



## 15 Shortdean Place, Eastbourne, BN21 1SA

A CHAIN FREE two bedroom first floor apartment with GARAGE, forming part of this select development in sought after Old Town that is within easy walking distance of Albert Parade shops. Providing spacious and well proportioned accommodation the flat benefits from two double bedrooms, lounge/dining room with access to the spacious balcony with far reaching views towards the South Downs. Further benefits include double glazing and gas central heating. A share of the freehold is also included. An internal inspection comes highly recommended.

15 Shortdean Place,  
Eastbourne, BN21 1SA

**£189,950**

### Main Features

- **CHAIN FREE Old Town Apartment**
- **2 Bedrooms**
- **First Floor**
- **Lounge/Dining Room**
- **Sun Balcony With Views Towards The South Downs**
- **Fitted Kitchen**
- **Shower Room**
- **Separate WC**
- **Double Glazing & Gas Central Heating**
- **Garage**

### Entrance

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

### Hallway

Radiator. Airing cupboard housing hot water cylinder. Built-in cupboard. Loft access (not inspected).

### Lounge/Dining Room

16'8 x 10'9 (5.08m x 3.28m )

Radiator. Feature fireplace. Coved ceiling. Double glazed window and door to -

### Sun Balcony

With views up the close and towards the South Downs.

### Fitted Kitchen

8'11 x 8'1 (2.72m x 2.46m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Double glazed window.

### Bedroom 1

13'5 x 10'7 (4.09m x 3.23m )

Radiator. Built-in double wardrobe. Coved ceiling. Double glazed window to rear aspect.

### Bedroom 2

12'5 x 9'8 (3.78m x 2.95m )

Radiator. Built-in double wardrobe. Double glazed window to rear aspect.

### Shower Room

Suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Extractor fan. Electric bar heater.

### Separate WC

Low level WC.

### Garage

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

### EPC = C

### Council Tax Band = C

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: £513.25 paid half yearly**

**Lease: 999 years from 1976. 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.