TOWN FLATS

01323 416600

Leasehold - Share of Freehold

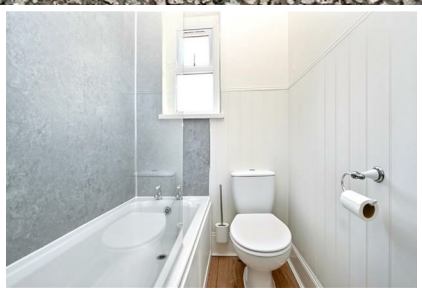
1 Bedroom | 1 Reception | 1 Bathroom

£170,000









Flat 2, 89a Enys Road, Eastbourne, BN21 2DX

An extremely well presented one bedroom first floor apartment forming part of this attractive residence in Upperton. Providing well proportioned accommodation and a share of the freehold the apartment benefits from a refitted kitchen & bathroom, double glazing and spacious bay windowed lounge. Further benefits include double glazing, modern electric heating and an allocated parking space. Eastbourne town centre, gardens and mainline railway station are all within comfortable walking distance. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

Flat 2, 89a Enys Road, Eastbourne, BN21 2DX

£170,000

Main Features

- Extremely Well Presented One Bedroom Apartment In Upperton
- First Floor
- Spacious Bay Windowed Lounge
- Refitted Kitchen
- Modern Bathroom/WC
- Double Glazing Throughout
- Modern Electric Heating
- Allocated Parking Space
- Well Proportioned Accommodation Throughout
- Walking Distance To Eastbourne Town Centre, Gardens & Mainline Railway Station

Entrance
Communal entrance with stairs to first floor private entrance door to -

Hallway

Bay Windowed Lounge
17'4 x 14'2 (5.28m x 4.32m)
Electric radiator. Picture rail. Fitted base unit and television stand. Double glazed bay window to front aspect. Doorway to -

Fitted Kitchen
10'0 x 5'5 (3.05m x 1.65m)
Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Space for upright fridge/freezer. Part tiled walls. Wood effect flooring. Double glazed window to front aspect.

Bedroom
Electric radiator. Picture rail. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising panelled bath with shower screen and shower over. Pedestal wash hand basin. Low level WC. Part panelled walls. Airing cupboard housing hot water cylinder. Frosted double glazed window.

Parking
The flat has an allocated parking space to the rear.

EPC = D

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: £1500 per annum
Lease: 999 years from 2013. 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.