TOWN FLATS

01323 416600

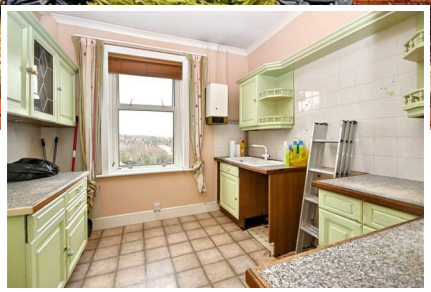
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£175,000









First Floor Flat, 78 Victoria Drive, Eastbourne, BN20 8LD

A CHAIN FREE 2 bedroom first floor flat forming part of this attractive building. Enviably situated in Old Town within comfortable walking distance of local shops the flat benefits from double glazing, gas central heating and the freehold for the building. Though in need of modernisation the flat provides wonderful potential for investment or first time buyers. An internal inspection is recommended.

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Freehold

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78 Victoria Drive,
Eastbourne, BN20 8LD

£175,000

Main Features

- Old Town Apartment With Freehold Of The Building
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Spacious Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing & Gas Central Heating
- New Lease Term
- CHAIN FREE

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

Hallway
Radiator. Loft access (not inspected).

Lounge/Dining Room
14'10 x 13'2 (4.52m x 4.01m)
Radiator. Feature fireplace with hearth. Coved ceiling. Double glazed window.

Kitchen
10'4 x 9'5 (3.15m x 2.87m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Cooker point. Wall mounted gas boiler. Feature fireplace. Part tiled walls. Double glazed window.

Cloakroom
Low level WC. Frosted double glazed window.

Bathroom
Panelled bath. Pedestal wash hand basin. Frosted double glazed window.

Inner Hallway

Bay Windowed Bedroom 1
14'11 x 11'11 (4.55m x 3.63m)
Radiator. Feature fireplace with tiled hearth. Picture rail. Double glazed bay window to front aspect. Double glazed door.

Bedroom 2
7'3 x 6'0 (2.21m x 1.83m)
Radiator. Double glazed window to front aspect.

Council Tax Band = B

AGENTS NOTE:
Vendors advise that the flat will be sold with a new lease term.

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: We have been advised that the flat will be sold with a new lease term

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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.