



# TOWN FLATS



01323 416600

Leasehold

## £270,000



2 Bedroom



1 Reception



2 Bathroom



### Flat 4, 17 Burlington Place, Eastbourne, BN21 4AR

A newly converted second floor apartment located just a few hundred feet from Eastbourne's award winning seafront, offered with no onward chain. The property comprises two generously sized double bedrooms, including a principal bedroom with en-suite shower room, a contemporary kitchen with integrated appliances, and a stylish modern bathroom. Further benefits include a 999 year lease, a share of freehold available at no additional cost post-completion, and the option to include an allocated parking space making this an outstanding opportunity for seaside living or investment.



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Flat 4, 17 Burlington Place,  
Eastbourne, BN21 4AR

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## Main Features

- Newly Renovated West Town Centre Apartment Within Yards Of Eastbourne Seafront
- 2 Bedrooms
- Second Floor
- Lounge
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- New 999 Year Lease
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to second floor landing with bike storage area and private entrance door to -

## U-Shaped Hallway

Radiator. Entryphone handset. Large built-in storage cupboard with lighting. Single glazed Sash window to side aspect.

## Open Plan Lounge/Fitted Kitchen

22'6 x 12'9 (6.86m x 3.89m )

Radiator. Single glazed Sash windows to front aspect.

## Fitted Kitchen Area

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Freestanding washing machine. Integral fridge/freezer and dishwasher. Single glazed Sash window to front aspect.

## Bedroom 1

12'0 x 9'11 (3.66m x 3.02m )

Radiator. Double glazed window to rear aspect. Door to -

## En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan. Illuminating mirror.

## Bedroom 2

10'8 x 9'8 (3.25m x 2.95m )

Radiator. Double glazed window to rear aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan. Illuminated mirror.

EPC = C

Council Tax Band = B

## AGENTS NOTE:

PARKING:- There are limited allocated parking spaces available upon separate negotiation.

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: Peppercorn**

**Maintenance: Details on request**

**Lease: New 999 year 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.