TOWN FLATS

01323 416600

Leasehold - Share of Freehold

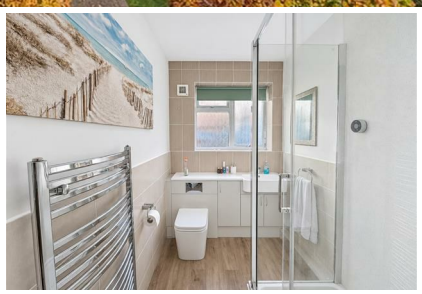
2 Bedroom | 1 Reception | 1 Bathroom

£199,950









1 Albany Court, 12 Lewes Road, Eastbourne, BN21 2BT

An well presented2 bedroom ground floor apartment, ideally located in the highly sought after Upperton area of Eastbourne. Forming part of an attractive and well maintained development of just six residences, this charming home boasts a spacious dual aspect lounge, filled with natural light and offering direct access to a private balcony perfect for relaxing or entertaining. The property further benefits from a stylishly refitted kitchen and modern bathroom, as well as double glazing and efficient electric heating throughout. Residents also enjoy convenient off road parking to the rear and the added advantage of a share of the freehold. Early internal viewing is highly recommended to fully appreciate the quality and appeal of this exceptional apartment. Please note: subletting is not permitted.

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Leasehold - Share of Freehold

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12 Lewes Road,
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Main Features

- Well Presented 2 Bedroom Ground Floor Apartment
- Spacious & Bright Dual Aspect Lounge
- Private Balcony Ideal For Relaxation
- Stylishly Refitted Modern Kitchen
- Modern Fitted Bathroom/WC
- Double Glazing Throughout & Electric Heating
- Convenient Off Road Parking To Rear
- Attractive & Well Maintained Development Of Just Six Residences
- Highly Sought After Upperton Location
- SHARE OF FREEHOLD

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

Hallway
New electric heater. 2 cupboards, one housing fuseboard. Parquet flooring.

Double Aspect Lounge
22'7 x 10'8 (6.88m x 3.25m)
Radiator. Double glazed bay window to side aspect. Double glazed windows and French doors to front aspect balcony.

Fitted Kitchen
13'5 x 6'10 (4.09m x 2.08m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset AEG induction hob. Extractor cooker hood. Eye level double oven. Space for fridge/freezer. Plumbing and space for washing machine. Breakfast bar. Vinyl flooring. Double glazed window to side aspect.

Bedroom 1
14'11 x 10'7 (4.55m x 3.23m)
Electric Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2
13'9 x 6'11 (4.19m x 2.11m)
Electric Radiator. Double glazed window to side aspect.

Modern Shower Room/WC
Suite comprising large shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin. Cupboard housing new water cylinder. Click click laminate flooring. Double glazed window to rear aspect.

Outside
Communal wrap around garden.

Parking
Allocated parking space.

Other Details
Storage cupboard in unit to the rear.

Council Tax Band = B

EPC = D

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: £2000 per annum
Lease: 999 years from 1966. 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.