



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £190,000 - £220,000



2 Bedroom



1 Reception



1 Bathroom



## 17 Oxendean Gardens, Eastbourne, BN22 0RP

\*\*\* GUIDE PRICE £190,000 TO £210,000\*\*\*

**EXCEPTIONAL VALUE**, a well presented and spacious 2 bedroom first floor maisonette with **GARAGE** and enjoying views towards the South Downs. Enviably situated in Lower Willingdon the maisonette is being sold **CHAIN FREE** and benefits from 2 double bedrooms, a refitted kitchen & bathroom/WC and spacious lounge. Further benefits include a private entrance door, double glazing, and electric heating. Local shops and amenities are within easy walking distance and an internal inspection comes highly recommended.

🌐 [www.town-property.com](http://www.town-property.com)    ✉ [info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN22 0RP

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## Main Features

- Well Presented & Spacious  
Maisonette Located In  
Willingdon
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Night Storage Heating
- Garage
- CHAIN FREE

## Entrance

Private entrance door with stairs to first floor.

## Hallway

Entryphone handset. Loft access with loft ladder (not inspected). Built-in cupboard with hanging rail. Airing cupboard housing hot water cylinder. Double glazed window.

## Lounge

16'1 x 11'7 (4.90m x 3.53m )

Night storage heater. Coved ceiling. Television point. Double glazed window to front aspect.

## Fitted Kitchen

11'6 x 6'4 (3.51m x 1.93m )

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel cookerhood. Space for upright fridge/freezer. Plumbing and space for washing machine. Wood effect flooring. Double glazed window to rear aspect.

## Bedroom 1

13'5 x 11'5 (4.09m x 3.48m )

Night storage heater. Coved ceiling. Double glazed window to rear aspect.

## Bedroom 2

11'0 x 8'9 (3.35m x 2.67m )

Night storage heater. Built-in wardrobe with hanging rail. Double glazed window with views towards the South Downs.

## Modern Bathroom/WC

Modern white suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Heated towel rail. Frosted double glazed window.

## Parking

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

EPC = D

Council Tax Band = B

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: 999 years from 1974. 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.