



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £155,000 - £165,000



1 Bedroom



1 Reception



1 Bathroom



### 3 Thorne Lodge, 4 Spencer Road, Eastbourne, BN21 4PA

\*\*\* GUIDE PRICE £155,000 - £165,000 \*\*\*

A generously proportioned one bedroom hall floor converted flat offering an abundance of character and period features throughout. The property is CHAIN FREE and vacant, with impressive high ceilings, decorative cornicing, ceiling panelling and feature fireplaces, all combining to create a bright and elegant living space. While the flat now requires some updating, it presents a wonderful opportunity to enhance and personalise a character home in a highly sought after location. Ideally positioned in the West side of the town centre, the flat is moments from the International Tennis Courts, local theatres and all the shopping, dining and transport facilities the town has to offer. Its central yet prestigious setting makes it perfectly suited for buyers seeking convenient town living with charm and architectural interest.

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

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4 Spencer Road,  
Eastbourne, BN21 4PA

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## Main Features

- Spacious West Town Centre Apartment
- 1 Bedroom
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Period Features Throughout
- Yards From Eastbourne Town Centre & Seafront
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Cupboard. Single glazed window to side aspect.

## Bay Windowed Lounge

19'5 x 13'4 (5.92m x 4.06m)

Radiator. Feature fireplace. Decorative coving. Ceiling panelling. Single glazed bay window to front aspect.

## Fitted Kitchen

19'5 x 13'4 (5.92m x 4.06m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Boiler. 2x under counter spaces. Radiator. Single glazed Sash window to front aspect.

## Bedroom

13'3 x 9'7 (4.04m x 2.92m )

Radiator. Feature fireplace. Single glazed Sash window to front aspect.

## Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Radiator. Single glazed Sash window to side aspect.

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: £100 per annum**

**Maintenance: £712.66 per quarter**

**Lease: 125 years from 2012. 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.