



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £149,950



### 90a Winchcombe Road, Eastbourne, BN22 8DF

Ground floor one bedroom garden flat is set within a converted period building comprising just two flats, and is offered to the market CHAIN FREE. The property features a front facing double bedroom, modern shower room, gas central heating, and double glazing throughout. A private rear garden provides a quiet outdoor space, ideal for relaxing or entertaining. With maintenance arranged on an as-and-when basis, the flat offers a low maintenance lifestyle suited to first time buyers or investors alike. Tucked away on a quiet residential one-way street, it enjoys a central location close to the Seaside and Town Centre amenities.



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[info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN22 8DF

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**£149,950**

**Main Features**

- Ideally Located Garden Flat
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Rear Garden
- CHAIN FREE

**Entrance**

Communal entrance door on ground floor with door to -

**Bedroom**

11'3 x 10'4 (3.43m x 3.15m )  
Radiator. Fitted wardrobe. Double glazed window to front aspect.

**Lounge**

14'11 x 9'7 (4.55m x 2.92m )  
Radiator. Fitted units below stairs. Double glazed window to rear aspect.  
Door to -

**Fitted Kitchen**

9'7 x 9'6 (2.92m x 2.90m )  
Range of fitted wall and base units. Inset gas hob and electric oven under.  
Extractor cooker hood. Plumbing and space for washing machine. Gas  
boiler. Double glazed window to rear aspect. Double glazed door to rear  
garden.

**Modern Shower Room/WC**

Suite comprising shower cubicle. Wash hand basin. Low level WC. Heated  
towel rail. Double glazed window to rear aspect.

**Private Rear Garden**

Laid to paving slabs, fenced with boundaries, gate for rear access and  
planted borders.

**EPC = D**

**Council Tax Band = A**

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: £70 per annum.**  
**Maintenance: 50% of costs, as & when required**  
**Lease: 143 years remaining. We have been advised of the remaining 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.