



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £149,950



## 22a Tenterden Close, Eastbourne, BN23 7JB

This well presented one bedroom ground floor maisonette is ideally situated in a quiet corner of Tenterden Close, offering a high degree of privacy while being conveniently located near Langney Shopping Centre. The property features well proportioned living spaces throughout, a private front door and a pleasant front garden area, with access to a communal space at the rear. Additional benefits include double glazing and electric heating, making the home comfortable and efficient. Externally, the property includes a useful brick built storage shed measuring approximately 8ft in length, ideal for bikes or additional storage. With low maintenance charges and a lease in excess of 100 years, this maisonette presents an excellent opportunity for first time buyers, downsizers or investors alike.



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Eastbourne, BN23 7JB

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## Main Features

- Well Presented Langney Maisonette
- 1 Bedroom
- Ground Floor
- Lounge
- Modern Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Private Garden To The Front
- Brick Built Storage Shed

## Entrance

Double glazed door to side aspect.

## Hallway

Airing cupboard. Large storage cupboard.

## Lounge

15'3 x 10'11 (4.65m x 3.33m)

Night storage heater. Store cupboard. Double glazed window to side aspect.

## Modern Fitted Kitchen

8'3 x 7'9 (2.51m x 2.36m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Plumbing and space for washing machine (included). Space for fridge/freezer (included). Double glazed window to rear aspect.

## Bedroom

9'10 x 9'3 (3.00m x 2.82m )

Electric night storage heater. Full width & full height fitted wardrobes. Double glazed window to rear.

## Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail. Night storage heater. Double glazed window to side aspect.

## Outside

There is a private garden to the front of the building.

## Other Details

The flat has a brick built storage shed circa 8ft in length.

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: £10 per annum**

**Maintenance: £54 per calendar month**

**Lease: 125 years from 2003. 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.