



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£130,000



1 Bedroom



1 Reception



1 Bathroom



Flat 4, 31 Cavendish Place, Eastbourne, BN21 3JB

GUIDE PRICE £130,000 - £140,000

A well presented one bedroom top (third) floor apartment set within an attractive bow fronted Victorian terrace, superbly located adjacent to the pier, seafront, town centre, train station and Beacon Shopping Centre. The property benefits from a share of the freehold with the balance of a 999 year lease and maintenance arranged on an as and when basis. Recently improved, the flat features a new modern bathroom, new combi boiler and double glazing throughout, including a new timber sash double glazed front window. The building and communal areas are exceptionally well maintained, with three of the four flats owner occupied. Enjoy elevated views towards the Downs to the front and even a small sea glimpse to the rear.



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**Flat 4, 31 Cavendish Place,
Eastbourne, BN21 3JB**

£130,000

Main Features

- Well Presented Apartment
Yards From Eastbourne Pier
& Seafront
- 1 Bedroom
- Third (Top) Floor
- Lounge
- Fitted Kitchen
- New Combi Boiler
- New Modern Bathroom/WC
- Double Glazing
- Share Of The Freehold

Entrance

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

Stairs & Landing

Stairs to 3rd (top) floor. Loft access (not inspected). Double glazed window to rear aspect.

Lounge

15'9 x 10'2 (4.80m x 3.10m)

Radiator. Double glazed timber Sash window to front aspect.

Fitted Kitchen

6'4 x 5'9 (1.93m x 1.75m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. New combi boiler. Plumbing and space for washing machine. Space for under counter fridge.

Bedroom

12'7 x 8'6 (3.84m x 2.59m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower above. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

EPC = C

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: N/A

Maintenance: As & when required

Lease: 999 years from 2007. 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.