

Leasehold



1 Bedroom



1 Reception



1 Bathroom

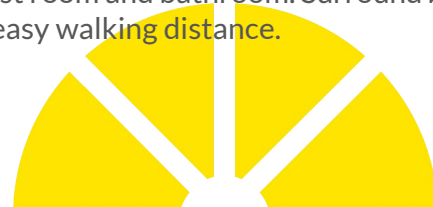
£90,000



Flat 2, 46a Seaside, Eastbourne, BN22 7QJ

CASH BUYERS ONLY DUE TO REMAINING LEASE TERM OF 64 YEARS

An extremely spacious one bedroom second floor apartment situated yards from Eastbourne seafront and with sea views from the lounge & bedroom. Being offered CHAIN FREE the flat provides light & airy accommodation comprising of a double aspect lounge, double bedroom, fitted kitchen/breakfast room and bathroom. Surround by local shops, Eastbourne town centre and mainline railway station are within easy walking distance.



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Main Features

- CASH BUYERS ONLY
- Spacious Apartment Yards From Eastbourne Seafront
- 1 Bedrooms
- Second Floor
- Double Aspect Lounge
- Fitted Kitchen/Breakfast Room
- Bathroom
- Cloakroom
- CHAIN FREE

Entrance

Communal entrance with stairs to first floor private entrance door. Further stairs to second floor private entrance door to -

Landing
Window.

Double Aspect Lounge

12'11 x 11'10 (3.94m x 3.61m)
Radiator. Feature fireplace. Television point. Sash windows to front & side aspect with views towards the sea.

Fitted Kitchen/Breakfast Room

11'5 x 9'3 (3.48m x 2.82m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Radiator. Built-in cupboard. Window.

Bedroom

12'4 x 9'7 (3.76m x 2.92m)
Radiator. Feature fireplace. Dado rail. Two sash windows with views towards the sea.

Bathroom

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Tiled walls.

Cloakroom

Low level WC. Radiator. Window.

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: £100 per annum.

Maintenance: 1/3rd of costs as & when required plus £540.04 for building insurance.

Lease: 64 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.