TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£195,000 - £205,000









14 Elm Court, 2 Old Orchard Road, Eastbourne, BN21 1DB

GUIDE PRICE £195,000 - £205,000
This beautifully presented ground floor apartment offers its own private entrance and a charming front garden, providing both convenience and a sense of independence. Inside, the property boasts a spacious open-plan living area, featuring a bright bay-fronted lounge seamlessly flowing into a modern kitchen complete with fully integrated appliances, perfect for both relaxing and entertaining. The accommodation further comprises a generously sized, fully adapted disabled wet room, designed for ease of access and comfort, along with two well proportioned double bedrooms offering ample space for furnishings and storage. This home combines practicality with contemporary living, making it an excellent choice for a wide range of buyers.

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Main Features

- Well Presented Immediate Town Centre Apartment Yards From Eastbourne Railway Station
- 2 Bedrooms
- Ground Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- Wet Room/WC
- Double Glazed Sash Windows
- Private Entrance Door
- Private Front Garden

Entrance
Ground floor private entrance door to -

Open Plan Bay Windowed Lounge/Fitted Kitchen
16'3 x 12'3 (4.95m x 3.73m)
Radiator. Double glazed Sash bay window to front aspect.

Fitted Kitchen Area
8'5 x 8'0 (2.57m x 2.44m)
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. Integrated fridge/freezer, washing machine and dishwasher.

Bedroom 1
13'4 x 11'8 (4.06m x 3.56m)
Radiator. Laminate flooring. Double glazed Sash bay window to side aspect.

Bedroom 2
13'6 x 7'7 (4.11m x 2.31m)
Radiator. Laminate flooring. Double glazed Sash window.

Wet Room/WC
Suite comprising shower enclosure. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Shaver point. Inset spotlights.

Outside
Private front garden to entrance door with a mixture of flower beds.

Council Tax Band = D

EPC = C

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: Peppercorn
Maintenance: £2000 per annum
Lease: 125 years from 2008. 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.