



TOWN FLATS

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01323 416600

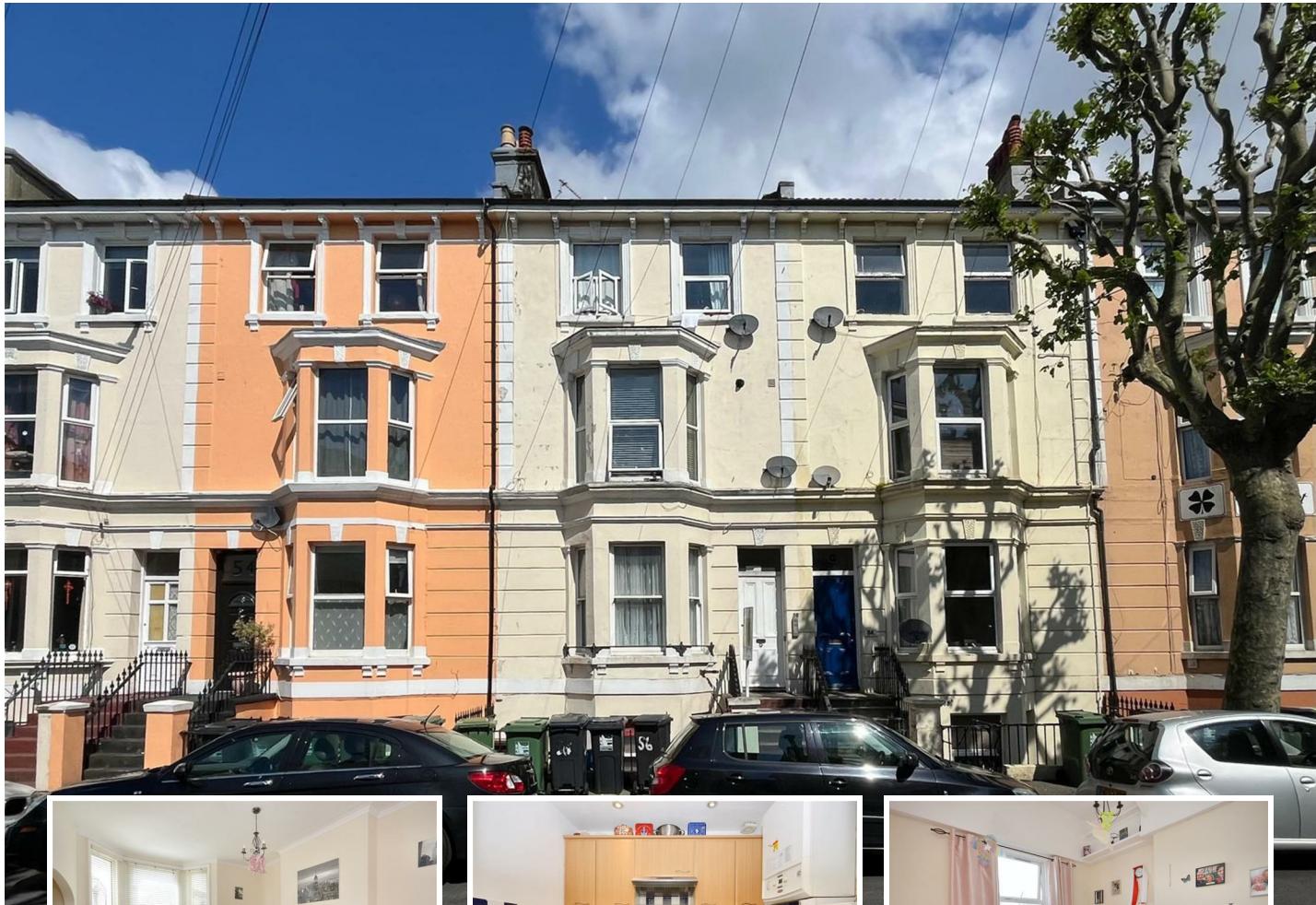
Leasehold

2 Bedroom

1 Reception

1 Bathroom

**Guide Price
£140,000 - £150,000**



Flat 3, 56 Pevensey Road, Eastbourne, BN21 3HT

GUIDE PRICE £140,000 to £150,000

First floor converted split level flat in the town centre of Eastbourne, comprising of two bedrooms, lounge diner with bay window, fitted kitchen and bathroom. Further benefits include double glazing and gas central heating and will be sold vacant possession with no onward chain.

**Flat 3, 56 Pevensey Road,
Eastbourne, BN21 3HT**

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Main Features

- Town Centre Apartment
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- CHAIN FREE

Entrance

Communal entrance with stairs to first floor private entrance door to -

Split Level Hallway

Double glazed window to side aspect.

Lounge/Dining Room

18'6 x 15'8 (5.64m x 4.78m)

Radiator. Double glazed bay window.

Fitted Kitchen

6'7 x 5'8 (2.01m x 1.73m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Plumbing and space for washing machine. Inset electric hob with oven above. Extractor cooker hood. Boiler. Space for appliance.

Bedroom 1

11'3 x 9'2 (3.43m x 2.79m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

8'8 x 7'9 (2.64m x 2.36m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC.

Wash hand basin. Radiator.

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: N/A

Maintenance: £832 per annum

Lease: 186 years from 1986. 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.