TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

# £149,950









## 28 Kings Court West, Viking Way, Eastbourne, BN23 6UQ

A well presented two bedroom top floor apartment situated within a popular purpose built development in Kings Park. The property has been newly decorated throughout with new carpets, offering bright and clean accommodation ready for its new owner. A private balcony provides useful outdoor space, whilst the property also benefits from a share of the freehold, the balance of a 999 year lease and reasonable service charges. The location is particularly convenient, being within comfortable walking distance of The Crumbles shopping and leisure facilities, Eastbourne Harbour with its excellent selection of restaurants and bars and the seafront, with regular bus services also close by. An excellent opportunity for a first time buyer, downsizer or investor.

# 28 Kings Court West,
# Viking Way,
# Eastbourne, BN23 6UQ

Leasehold - Share of Freehold

# £149,950

## Main Features

- Purpose Built Second Floor Apartment
- Two Double Bedrooms
- Newly Decorated Throughout
- New Carpets Throughout
- Private Balcony
- Share Of Freehold
- Balance Of A 999 Year Lease
- Reasonable Service Charges
- Well Maintained Communal Development
- Kings Park Location Close To Harbour & Crumbles

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

### Hallway
Entryphone handset. Airing cupboard.

### Open Plan Lounge/Fitted Kitchen
15'6 x 12'3 / 9'2 x 8'4 (4.72m x 3.73m / 2.79m x 2.54m )
Night storage heater. Double glazed patio doors to balcony.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. All appliances will be staying – cooker, fridge, freezer & washing machine.

### Bedroom 1
14'10 x 9'3 (4.52m x 2.82m)
Night storage heater. Double glazed window to rear aspect.

### Bedroom 2
11'7 x 9'3 (3.53m x 2.82m)
Night storage heater. Double glazed window to rear aspect.

### Bathroom/WC
White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail.

### Parking
Residents parking facilities.

### 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: £840 paid half yearly**
**Lease: 999 years from 1990. 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.