



TOWN FLATS



01323 416600

Leasehold



0 Bedroom



1 Reception



1 Bathroom

£119,950



6 Donnington House, 24 Enys Road, Eastbourne, BN21 2DX

An extremely well presented first floor studio flat forming part of this attractive and well maintained residence. Enviable situated in Upperton the flat has undergone much improvement and benefits from a refitted kitchen & bathroom, sealed unit double glazing, electric heating and new floor coverings throughout. The flat is being sold with lease term in excess of 100 years and an internal inspection comes very highly recommended.

Main Features

- Upperton Studio Apartment
- First Floor
- Studio Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Lease In Excess Of 100 Years

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to -

Hallway

Doors to studio room & shower room.

Studio Room

15'5 x 12'6 (4.70m x 3.81m)

Electric heater. Entryphone handset. Coved ceiling. Fitted wardrobe. Opening to -

Fitted Kitchen

7'10 x 5'3 (2.39m x 1.60m)

Range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built-in electric oven and hob. Stainless steel cooker hood. Part tiled walls. Space for undercounter fridge.

Shower Room/WC

White suite comprising shower cubicle. Low level WC. Wash hand basin. Tiled walls. Extractor fan. Wall mounted electric heater.

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: £83.33 per calendar month

Lease: 125 years from 2023. 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.