



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £239,950



### 7D Old Orchard Road, Eastbourne, BN21 1DB

A newly decorated and spacious two bedroom second (top) floor apartment forming part of this attractive development. Enviably situated in the Saffrons the flat is within easy walking distance of local shops, Eastbourne railway station and Beacon shopping centre. The flat benefits from two double bedrooms, one with an eaves room, 15'6 x 14'6, lounge, refitted kitchen and double glazing. The flat is being sold with an extended lease term and an internal inspection comes very highly recommended.



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## Main Features

- Newly Decorated Saffrons Apartment
- 2 Bedrooms
- Second (Top) Floor
- Spacious Lounge
- Fitted Kitchen
- Modern Shower Room
- Separate Cloakroom
- Eaves Storage
- Double Glazing
- Newly Fitted Carpets

## Entrance

Communal entrance with security entryphone system. Stairs to second (top) floor private entrance door to -

## Hallway

Radiator. Entryphone handset. Inset spotlights. Loft hatch (not inspected).

## Lounge

15'4 x 14'6 (4.67m x 4.42m )

Feature fireplace with ornate surround. Double glazed window to front aspect.

## Fitted Kitchen

7'11 x 7'6 (2.41m x 2.29m )

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven with extractor cooker hood above. Plumbing and space for washing machine. Integrated fridge/freezer. Part tiled walls. Inset spotlights. Wall mounted gas boiler. Double glazed window.

## Bedroom 1

17'0 x 10'4 (5.18m x 3.15m)

Radiator. Feature fireplace. Eaves storage cupboard. Double glazed window to side aspect.

## Bedroom 2

13'7 x 12'1 (4.14m x 3.68m )

Feature fireplace. Double glazed window.

## Modern Shower Room

White suite comprising shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Tiled walls. Chrome heated towel rail. Extractor fan. Inset spotlights.

## Separate Cloakroom

Low level WC. Wash hand basin with tiled splashback. Extractor fan.

EPC = D

Council Tax Band = B

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: 3rd of costs as & when required**

**Lease: 150 years from 2019. 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.