



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£179,500



Flat 6, 5 St. Annes Road, Eastbourne, BN21 2AJ

A well presented 2 bedroom second floor apartment enviably situated opposite and with wonderful views over Hartfield Square. Located in Upperton within easy walking distance of the town centre and mainline railway station the flat benefits from 2 double bedrooms, a refitted kitchen & bathroom and lock-up garage to the rear. With a lease in excess of 100 years an internal inspection comes highly recommended.

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Eastbourne, BN21 2AJ

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Lock-Up Garage
- Lease In Excess Of 100 Years

Entrance

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

Lobby

Coved ceiling. Entryphone handset. Further door to -

Hallway

Coved ceiling. Built-in cupboard with hanging rail.

Lounge

13'0 x 13'0 (3.96m x 3.96m)

Radiator. Fitted bookshelves and cupboards. Wood effect flooring. 2 Sash windows to front aspect with views over Hartfield Square.

Fitted Kitchen

8'2 x 6'4 (2.49m x 1.93m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring. Serving hatch.

Bedroom 1

16'1 x 6'10 (4.90m x 2.08m)

Radiator. Built-in cupboard housing gas boiler. Double glazed window to rear aspect.

Bedroom 2

12'8 x 8'4 (3.86m x 2.54m)

Radiator. Coved ceiling. Sash window to front aspect with views over Hartfield Square.

Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Coved ceiling.

Parking

The flat has a garage to the rear with an up & over door.

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: Awaiting confirmation

Maintenance: £884 paid half yearly

Lease: 189 years from 1988. 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.