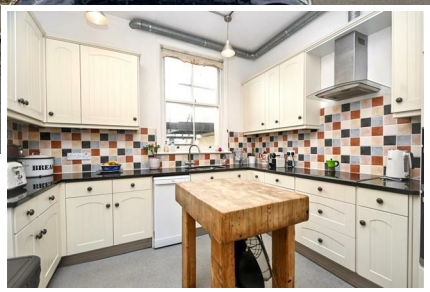
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

4 Bedroom | 1 Reception | 2 Bathroom

£335,000



3 Hyde Court 21, Hyde Gardens, Eastbourne, BN21 4PU

An incredibly spacious four bedroom converted apartment that provides well proportioned and versatile accommodation. Enviably situated in the immediate Town Centre, the flat also benefits from a balcony. The accommodation comprises of a wonderful lounge/dining room, fitted kitchen, refitted bathroom, en-suite shower room, large utility room and separate WC. Eastbourne Town Centre and mainline Railway Station are within easy walking distance and the flat has a share of the freehold. An internal inspection comes very highly recommended.

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3 Hyde Court,
21 Hyde Gardens,
Eastbourne BN21 4PU

Leasehold - Share of Freehold

£335,000

Main Features

- Converted Flat
- 4 Double Bedrooms
- First Floor
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Modern Bathroom/WC & En Suite Shower Room/WC
- Town Centre Location

Entrance
Communal entrance with entry phone system. Stairs to first floor. Private entrance door to-

Split Level Hallway
Entry phone system. Picture rail. Overhead storage cupboard. Airing cupboard housing hot water cylinder with further storage above. Radiator. Stained glass window. Stairs to cloakroom and utility room.

Lounge/Dining Room
19'9 x 14'8 (6.02m x 4.47m)
Radiator. Wall lights. Picture rail. Feature fireplace with inset coal effect fire. Corniced ceiling. Two sash windows to front aspect.

Kitchen/Breakfast Room
11'0 x 10'11 (3.35m x 3.33m)
Fitted range of wall and base units, granite worktops with inset single drainer sink unit and mixer tap. Built in electric hob with extractor above. Eye level double oven. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Sash window.

Bedroom 1
14'8 x 11'10 (4.47m x 3.61m)
Picture rail. Fitted wardrobes with mirrored doors. Radiator. Two sash windows.

Bedroom 2
15'0 x 11'7 (4.57m x 3.53m)
Picture rail. Fitted wardrobes. Radiator. Two sash windows to rear aspect.

Bedroom 3
14'6 x 11'3 (4.42m x 3.43m)
Picture rail. Radiator. Sash windows to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Inset spotlights.

Bedroom 4
14'8 x 6'11 (4.47m x 2.11m)
Radiator. Picture rail. Double aspect with windows to front and side aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Part tiled walls. Door to balcony. Frosted window.

Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Frosted window.

Utility Room
7'4 x 6'6 (2.24m x 1.98m)
Space and plumbing for washing machine and tumble dryer. Pedestal wash hand basin. Wall mounted gas boiler. Radiator.

EPC = D

COUNCIL TAX BAND = D

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: £4800 per annum. £1200 per quarter.
Lease: 152 years remaining. We have been advised of the remaining 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.