TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£130,000 - £140,000









17b Harebell Close, Eastbourne, BN23 8BZ

GUIDE PRICE £130,000 - £140,000
Located in a quiet residential cul-de-sac, this well-presented one bedroom first floor maisonette offers a comfortable and practical living space ideal for first-time buyers, investors or those looking to downsize. The property features a spacious lounge with plenty of natural light, leading directly into a well appointed kitchen. The double bedroom is generously sized, complemented by additional built-in cupboard space offering valuable storage. A wet room provides accessible and convenient bathing facilities, while electric heating ensures warmth throughout the year. Externally, the property boasts a rear garden complete with a shed, ideal for storage or enjoying some outdoor space.

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Main Features

- CHAIN FREE Spacious Maisonette Ideally Located In Langney
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Wet Room/WC
- Double Glazing
- Electric Radiators
- Patio & Lawned Rear Garden
- Residents Parking

Entrance
uPVC front door to ground floor entrance. Electric radiator. Frosted double glazed window. Stairs to first floor landing.

Landing
Radiator. Large store cupboard housing fuse board.

Lounge
13'11 x 11'1 (4.24m x 3.38m)
Electric radiator. Cupboard housing immersion. Further storage cupboard overstairs. Carpet. Double glazed window to front aspect.

Fitted Kitchen
9'4 x 8'6 (2.84m x 2.59m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Freestanding electric cooker. Plumbing and space for washing machine. Space for fridge/freezer. Vinyl flooring. Double glazed window to rear aspect.

Bedroom
9'10 x 9'1 (3.00m x 2.77m)
Electric radiator. Double glazed window to rear aspect.

Wet Room/WC
Suite comprising walk-in area with wall mounted shower and handrail. Wash hand basin. Low level WC. Heated towel rail. Vinyl flooring. Frosted double glazed window.

Rear Garden
Laid to patio & lawn. Wooden shed within a block of 4.

Parking
Residents parking.

EPC = E

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: £10 per annum
Maintenance: £54.44 per calendar month
Lease: 125 years from 2000. 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.