



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£169,950



Ground Floor Flat, 32 Belmore Road, Eastbourne, BN22 8AY

Forming part of an attractive period bay fronted building, this beautifully presented ground floor garden flat offers a perfect blend of character and modern comfort. The property has been significantly improved by the current owner and is offered in excellent condition throughout, featuring well proportioned accommodation and direct access to a large private garden - ideal for outdoor entertaining and relaxation. The building itself is exceptionally well maintained, with only one other flat, ensuring a quiet and well kept communal setting. Ideally located in the Seaside area, the property is within easy reach of the town centre, seafront, and mainline train station, as well as the Beacon shopping centre and a wide range of local amenities and transport links. This is a superb opportunity to acquire a stylish and low maintenance home in a highly convenient coastal location.

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Main Features

- Beautifully Presented Garden Apartment Located In The Seaside Area
- 1 Bedroom
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen/Dining Room
- Modern Bathroom/WC
- Double Glazing & Electric Heating
- Private Rear Garden With Outside Storage
- Ideally Located For Local Amenities

Entrance

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

Hallway

Overhead storage.

Bay Windowed Lounge

13'8 x 13'5 (4.17m x 4.09m)
Electric radiator. Double glazed bay window to front aspect.

Bedroom

12'0 x 11'6 (3.66m x 3.51m)
Electric radiator. Double glazed window to rear aspect.

Fitted Kitchen/Dining Room

16'2 x 11'4 (4.93m x 3.45m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine. Understairs storage cupboard. Electric radiator. 2 Double glazed windows to side aspect. Double glazed door to rear garden.

Modern Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Airing cupboard. 2 Double glazed windows.

Outside

Large private rear garden with raised decked area. Gate for rear access. External storage cupboard.

Council Tax Band = B

EPC = E

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: £200 per annum
Maintenance: 50% of costs as & when required
Lease: 119 years remaining. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.