



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £139,950



## Flat 2, 78 Ashford Road, Eastbourne, BN21 3TE

Located on Ashford Road, this one bedroom hall floor apartment offers a practical layout with good natural light. The property includes a living room with large windows, a double bedroom, a modern shower room, and a fitted kitchen with contemporary units and appliances. Well positioned for local shops, transport links, and nearby green spaces, this apartment is suitable for first time buyers, professionals or investors.

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Eastbourne, BN21 3TE

**£139,950**

## Main Features

- Spacious Town Centre Apartment
- 1 Bedroom
- Hall Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing

## Entrance

Communal entrance with hall floor private entrance door to -

## Hallway

Radiator.

## Lounge

12'10 x 12'5 (3.91m x 3.78m )

Electric fireplace. Radiator. Carpet. Double glazed window to front aspect.

## Fitted Kitchen

8'8 x 7'6 (2.64m x 2.29m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset 4 ring gas hob and oven below. Extractor cooker hood. Plumbing and space for washing machine (included). Space for fridge/freezer (included). Wall mounted gas boiler. Double glazed window to side aspect.

## Bedroom

13'0 x 9'1 (3.96m x 2.77m )

Radiator. Double glazed window to rear aspect.

## Modern Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Double glazed window.

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: N/A**

**Maintenance: £45 per calendar month which includes building insurance**

**Lease: 999 years from 1979. 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.