



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £144,950



## 12 Mayo Court, Pembury Road, Eastbourne, BN23 7HH

This spacious, purpose built first floor one bedroom flat offers modern living in a convenient location. The property features a good sized living area with a private balcony, a newly fitted contemporary bathroom, a combi boiler, and double glazing for energy efficiency. Ideally situated close to shops, transport links, and local schools, this flat is perfect for those seeking both comfort and convenience.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

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Pembury Road,  
Eastbourne, BN23 7HH

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Main Features

- Spacious Langney Apartment
- 1 Bedroom
- First Floor
- Lounge
- Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating

Entrance

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

Hallway

Radiator. Entryphone handset. Two built-in storage cupboards. Laminate wood flooring.

Lounge

15'0 x 10'9 (4.57m x 3.28m )

Radiator. Laminate wood flooring. Double glazed sliding doors to -

Balcony

With space for table & chairs.

Fitted Kitchen

11'2 x 6'10 (3.40m x 2.08m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in larder cupboard. Space for electric cooker. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Wall mounted Logic gas boiler. Part tiled walls. Tiled floor. Double glazed window to rear aspect.

Bedroom

11'11 x 10'7 (3.63m x 3.23m )

Radiator. Double glazed window to front aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower over. Vanity unit with inset wash hand basin and cupboards below. Low level WC. Heated towel rail. Fully tiled walls. Tiled floor. Double glazed window to rear aspect.

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: £10 per annum**

**Maintenance: £919 per annum**

**Lease: 91 years remaining. We have been advised of the remaining 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.