



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

### £135,000 - £145,000



1 Bedroom



1 Reception



1 Bathroom



## Flat 5, 14 Lismore Road, Eastbourne, BN21 3AT

\*\*\*GUIDE PRICE £135,000 TO £145,000\*\*\*

An extremely well presented one bedroom first floor apartment forming part of this attractive residence situated in Eastbourne's town centre. Being sold CHAIN FREE the flat benefits from a double bedroom with en-suite shower room/WC and double glazed bay windowed lounge with open plan fitted kitchen. The Beacon Shopping Centre, mainline railway station and seafront are all within comfortable walking distance. An internal inspection comes very highly recommended.

Flat 5, 14 Lismore Road,  
Eastbourne, BN21 3AT

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### Main Features

- Well Presented Town Centre Apartment
- 1 Bedroom
- First Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- En-Suite Shower Room/WC
- Yards From The Town Centre & Eastbourne Seafront

### Entrance

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

### Hallway

Entryphone handset. Wood effect flooring.

### Bay Windowed Open Plan Lounge/Fitted Kitchen

15'7 x 11'6 (4.75m x 3.51m )

Electric radiator. Television point. Telephone point. Double glazed bay window to rear aspect.

Fitted Kitchen Area: Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Integrated dishwasher. Inset spotlights.

### Bedroom

12'9 x 9'1 (3.89m x 2.77m )

Electric radiator. Double glazed Sash window to rear aspect. Door to -

### En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Inset spotlights. Extractor fan. Frosted secondary glazed window.

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: N/A**

**Maintenance: £125 per calendar month**

**Lease: 125 years from 2017. 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.