TOWN FLATS

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Leasehold

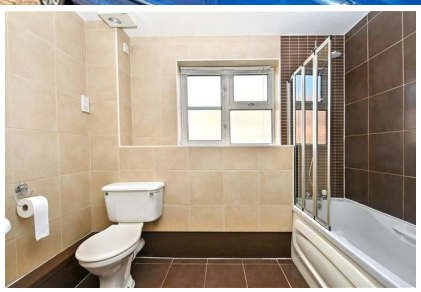
## Guide Price
## £145,000 - £150,000

1 Bedroom | 1 Reception | 1 Bathroom









# 3 Falmouth Close, Eastbourne, BN23 5RN

***GUIDE PRICE £145,000 - £150,000*** A CHAIN FREE one bedroom ground floor apartment situated on the popular Sovereign Harbour development. Within comfortable walking distance of the seafront and harbours bars & restaurants the flat is being sold with an extended lease term. Benefits include a fitted kitchen & bathroom, bay windowed lounge, double bedroom, double glazing, electric heating and allocated parking space. An internal inspection comes highly recommended.

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Leasehold

# 3 Falmouth Close, Eastbourne, BN23 5RN

## Guide Price £145,000 - £150,000

### Main Features

- Spacious Harbour Apartment
- 1 Bedroom
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Spacious & Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

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

### Hallway
Airing cupboard housing hot water cylinder. Coved ceiling. Entryphone handset.

### Lounge
17'0 x 9'7 (5.18m x 2.92m )
Electric heater. Television point. Double glazed bay window to front aspect.

### Fitted Kitchen
9'4 x 6'5 (2.84m x 1.96m )
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. built-in electric oven and hob. Extractor cooker hood. Part tiled walls. Wood effect flooring. Double glazed window.

### Bedroom 1
10'2 x 8'8 (3.10m x 2.64m )
Electric heater. Built-in wardrobe. Double glazed window.

### Spacious & Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Shaver point. Frosted double glazed window.

### Parking
The flat has an allocated parking space.

### EPC = D

### Council Tax Band = B

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: £85 per annum upto & including 31st December 2026, increasing to £150 per annum after this date**
**Maintenance: £1469.65 per annum**
**Lease: New 125 years lease from 2025. We have been advised of the new extended 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.