



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £260,000 - £280,000



2 Bedroom



1 Reception



2 Bathroom



## 1 Jevington Place, 6-8 Jevington Gardens, Eastbourne, BN21 4HH

\*\*\* GUIDE PRICE £260,000 - £280,000 \*\*\*

**OUTSTANDING VALUE JUST REDUCED!** Beautifully refurbished two bedroom ground floor apartment overlooking Jevington Gardens, ideally located close to the beach and Eastbourne town centre. Features include a spacious private roof terrace, en-suite to the master bedroom, allocated underground gated parking serviced by a lift and a high quality finish throughout. Offered **CHAIN FREE** with a share of freehold, this purpose built property is perfect for coastal living.



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

1 Jevington Place,  
6-8 Jevington Gardens,  
Eastbourne, BN21 4HH

**Guide Price**  
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## Main Features

- Beautifully Refurbished Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Allocated & Gated Underground Parking Space
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Video entryphone handset. Storage cupboard. Airing cupboard.

## Lounge

15'5 x 13'8 (4.70m x 4.17m )

2 Radiators. Double glazed balcony doors to -

## Sun Balcony

13'9 x 7'7 (4.19m x 2.31m )

Laid to patio.

## Fitted Kitchen

9'5 x 6'6 (2.87m x 1.98m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric oven with extractor cooker hood above. Eye level electric double oven. Integral fridge./freezer, dishwasher, microwave and washing machine. Double glazed window to side aspect.

## Bedroom 1

12'9 x 11'11 (3.89m x 3.63m)

Radiator. Double glazed bay window to front aspect. Door to -

## En-Suite Shower Room/WC

Suite comprising shower cubicle. Wash hand basin in vanity unit. Low level WC. Heated towel rail. Extractor fan. Illuminating mirror.

## Bedroom 2 (Currently Used As An Office)

7'9 x 6'11 (2.36m x 2.11m)

Radiator. Fitted wardrobes. Double glazed window to side aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap. Low level WC with hidden cistern. Wash hand basin. Heated towel rail. Extractor fan. Illuminating mirror.

## Parking

Allocated & gated underground parking space service by the lift.

## Other Details

Locked side gate into shared Jevington Gardens. Ramp and secure gate to underground car park which is serviced by a lift on the ground floor.

EPC = C

Council Tax Band = D

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: £650 per quarter**

**Lease: 999 years from 2002. 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.