TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£179,950









13 St Helena Court, 7 Mill Road, Eastbourne, BN21 2LY

A two bedroom first floor apartment that has undergone much improvement including a new boiler that was installed January 2022, new windows throughout in July 2021 and new garage door February 2024. Forming part of this purpose built block in Upperton, further benefits include a refitted bathroom, cloakroom, refitted kitchen that opens onto the balcony, spacious lounge/dining room and 2 double bedrooms.
The flat has a lease in excess of 900 years and a garage.

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Sun Balcony
- Modern Bathroom
- Separate Cloakroom
- Double Glazing
- Garage

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

Hallway
Coved ceiling. Entryphone handset. Dado rail. 2 built-in cupboards with hanging rails. Wood effect flooring.

Lounge
14'1 x 13'1 (4.29m x 3.99m)
Radiator. Television point. Coved ceiling. Double glazed window.

Fitted Kitchen
10'10 x 8'8 (3.30m x 2.64m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in 5 ring gas hob with stainless steel extractor cooker hood. 'Eye' level electric double oven. Part tiled walls. Plumbing and space for washing machine and dishwasher. Cupboard housing gas boiler. Coved ceiling. Double glazed window and door to balcony.

Bedroom 1
11'9 x 10'11 (3.58m x 3.33m)
Radiator. Built-in wardrobe. wood effect flooring. Double glazed window to rear aspect.

Bedroom 2
8'6 x 7'5 (2.59m x 2.26m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Bathroom
Suite comprising panelled bath with shower over. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Heated towel rail. Built-in cupboard with fixed shelving. Frosted double glazed window.

Separate Cloakroom
Low level WC. Wash hand basin with mixer tap. Tiled floor. Frosted double glazed window.

Outside
Communal gardens.

Parking
The flat has a lock-up garage with an up & over door.

EPC = C

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: £5 per quarter
Garage Ground Rent: £90 per annum
Maintenance: £2347.50 per annum
Lease: 999 years from 1970. 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.