



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£160,000



6 Filching Court, Filching Road, Eastbourne, BN20 8SQ

Located at the foot of the South Downs, this spacious first floor maisonette boasts a double bedroom, a generous sitting/dining room and lovely views from both aspects. Further benefits include a fitted kitchen and a bathroom/wc whilst double glazing and electric radiators extend throughout. Residents parking exists within the communal grounds, this is not allocated. Regular bus links exist into Eastbourne and the nearby area of Old Town is well served with local schools and shops in the bustling Albert shopping parade which can all be found within close walking distance.



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6 Filching Court,
Filching Road,
Eastbourne, BN20 8SQ

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Main Features

- Well Presented Old Town Maisonette
- 1 Double Bedroom
- First Floor
- Sitting/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Radiators
- Residents Parking
- Communal Gardens

Entrance

Covered entrance with frosted double glazed door to -

Hallway

Stairs to first floor landing.

Landing

Electric radiator. Airing and storage cupboard. Loft access (not inspected). Carpet.

Sitting/Dining Room

16'5 x 9'4 (5.00m x 2.84m)

Electric radiator. Carpet. Large double glazed window to rear aspect with views towards the South Downs.

Fitted Kitchen

9'3 x 6'0 (2.82m x 1.83m)

Range of units comprising single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Extractor cooker hood. Range of wall mounted units. Space for fridge/freezer. Plumbing and space for washing machine. Luxury vinyl tile flooring. Double glazed window to rear aspect with views towards the South Downs.

Double Bedroom

14'0 x 9'9 (4.27m x 2.97m)

Electric radiator. Carpet. Fitted wardrobe. Double glazed window to front aspect with views towards the South Downs.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Electric towel rail. Panelled walls. Wood laminate flooring. Frosted double glazed window.

Outside

There are communal gardens.

Parking

There is the provision of residents parking within the grounds.

EPC = D

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: Included in maintenance costs
Maintenance: £545.99 half yearly
Lease: 149 from 1969. 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.