



TOWN FLATS



01323 416600

Leasehold

Guide Price

£170,000-£180,000



70 Whitley Road, Eastbourne, BN22 8NE

GUIDE PRICE £170,000-£180,000

An extremely spacious 2 bedroom apartment with private entrance door. Arranged over 2 floor the flat is enviably situated on the borders of Roselands & Seaside and is within comfortable walking distance of the seafront & town centre. Being sold CHAIN FREE the flat benefits from 2 double bedrooms, bathroom with separate WC, fitted kitchen and double glazed bay window lounge. An internal inspection comes highly recommended.

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Main Features

- **Extremely Spacious Apartment On The Borders Of Roselands & Seaside**
- **2 Bedrooms**
- **First Floor**
- **Bay Windowed Lounge**
- **Fitted Kitchen**
- **Bathroom**
- **Separate Cloakroom**
- **Double Glazing**
- **CHAIN FREE**

Private Entrance

Entrance door to -

Porch

Corniced ceiling. Further door to -

Hallway

Corniced ceiling. Stairs to first floor.

Landing

2 radiators.

Bay Windowed Lounge

13'7 x 10'10 (4.14m x 3.30m)

Radiator. Feature fireplace with tiled surround and hearth. Coved ceiling. Double glazed bay window to front aspect.

Fitted Kitchen

7'4 x 5'9 (2.24m x 1.75m)

Range of fitted white wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with oven under. Extractor cooker hood. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window.

Bedroom 1

11'2 x 10'4 (3.40m x 3.15m)

Coved ceiling. Double glazed window to side aspect.

Bedroom 2

10'8 x 9'9 (3.25m x 2.97m)

Radiator. Coved ceiling. Built-in cupboard with fixed shelf. Double glazed window to rear aspect.

Bathroom

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Separate Cloakroom

Low level WC. Wash hand basin with mixer tap. Part tiled walls. Frosted double 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: Peppercorn

Maintenance: As & when required

Lease: 125 years from 2023. 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.