



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £154,950



### 3 Mowbray Court, Lascelles Terrace, Eastbourne, BN21 4BJ

A spacious one bedroom flat, ideally situated in the sought after Lower Meads area of Eastbourne. This characterful property occupies part of a period building and benefits from its own private entrance. Inside, the high ceiling living room offers an airy and elegant space, perfect for relaxing or entertaining. The generous double bedroom provides a quiet retreat with ample room for furnishings. The bathroom features a stylish corner bath and white suite, while the well appointed kitchen includes an electric oven and space for additional appliances. Located just a short walk from Eastbourne seafront, town centre amenities & excellent transport links and 147 years remaining on the lease with peppercorn ground rent for the duration of this term, this flat combines charm, space and convenience making it an ideal home or investment opportunity.



[www.town-property.com](http://www.town-property.com)



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

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Main Features

- Spacious Lower Meads Apartment Just Yards From Eastbourne Seafront
- 1 Bedroom
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Private Entrance

Private Entrance

Private entrance door to -

Hallway

Electric storage heater. Fuse board.

Bay Windowed Lounge

19'8 x 11'3 (5.99m x 3.43m )

Electric storage heater. Carpet. Feature fireplace with marble surround. Sash bay window to front aspect.

Fitted Kitchen

6'10 x 5'5 (2.08m x 1.65m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset 4 ring electric hob and electric oven under. Space for fridge/freezer & washing machine (both included). Vinyl flooring. Sash window to side aspect.

Bedroom

14'7 x 8'8 (4.45m x 2.64m )

Electric radiator. Sash window to rear aspect.

Bathroom/WC

Suite comprising corner bath with handheld shower attachment. Pedestal wash hand basin with mixer tap. Low level WC.

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: Peppercorn

Maintenance: £1320 per annum

Lease: 189 years from 1983. 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.