



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £159,950



## 32 Holly Place, Eastbourne, BN22 0UT

First floor purpose built flat, situated in Hampden Park ideally located for local schools, shops and amenities. Comprising of two double bedrooms, large hallway, family bathroom and open plan living with a well laid out kitchen/diner and lounge area. Double glazed and modern combi boiler, ample of parking around the building and set within a large lawned area set back from any main roads. Perfect for a buy to let with a good tenant willing to stay on or equally for a first time buyer.



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## Main Features

- Large Design Willingdon Trees Apartment
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Dining Room & Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Residents Parking Facilities

## Entrance

Communal entrance. Stairs to first floor private entrance door to -

## Hallway

Radiator. Storage cupboard.

## Open Plan Lounge/Dining Room/Kitchen

13'5 x 9'5 / 13'1 x 9'7 (4.09m x 2.87m / 3.99m x 2.92m )

Open plan layout with separate lounge and dining areas. Double glazed windows to rear aspect.

## Kitchen Area

9'8 x 9'3 (2.95m x 2.82m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for cooker and fridge. Extractor cooker hood. Plumbing and space for washing machine. Radiator.

## Bedroom 1

11'11 x 9'5 (3.63m x 2.87m )

Radiator. Double glazed window to rear aspect.

## Bedroom 2

14'10 x 9'4 (4.52m x 2.84m )

Radiator. Cupboard housing combi boiler. Double glazed window to rear aspect.

## Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Extractor fan.

EPC = B

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: £10 per annum**

**Maintenance: Awaiting confirmation**

**Lease: 89 years remaining. We have been advised of the remaining 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.