



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£250,000



6 Endcliffe Court, 18 Chesterfield Road, Eastbourne, BN20 7NX

****GUIDE PRICE £250,000 TO £270,000****

A fantastic opportunity to acquire this beautifully presented two bedroom apartment, enviably positioned just a stone's throw from the seafront in the highly sought after Meads area. Situated on the first floor of the attractive purpose built Endcliffe Court development, the property benefits from lift access, a share of the freehold and is offered to the market CHAIN FREE. The bright and sunny accommodation has been recently refreshed throughout, featuring fresh décor and newly fitted carpets, creating a stylish and welcoming home ready for immediate occupation. Enjoying delightful sea views, the apartment comprises a spacious living room, a modern fitted kitchen, two well proportioned bedrooms and a contemporary shower room. This superb property would make an ideal purchase for first time buyers, downsizers seeking a low maintenance coastal home or investors looking for a desirable addition to their portfolio. Conveniently located in the heart of Meads, residents are within easy reach of local shops, cafés and amenities, whilst the seafront promenade and picturesque downland walks are just moments away. Eastbourne's mainline railway station is also easily accessible, offering excellent transport links to London and beyond. Early viewing is highly recommended to fully appreciate the accommodation, location and lifestyle on offer.

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Main Features

- Beautifully Presented Meads Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Lounge With Sea Views
- Shower Room/WC
- Kitchen
- Double Glazing Throughout
- Residents Parking
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Electric radiator. Cupboard.

Bedroom 1

15'7 x 10'5 (4.75m x 3.18m)
Electric radiator. Double glazed window.

Lounge

15'7 x 14'3 (4.75m x 4.34m)
Two electric radiators. Three double glazed windows with sea view.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Mirrored light up cupboard. Contemporary heated towel rail. Fully tiled walls. Frosted double glazed window.

Bedroom 2

10'6 x 9'3 (3.20m x 2.82m)
Electric radiator. Double glazed window.

Kitchen

14'4 x 6'9 (4.37m x 2.06m)
Range of wall and base units surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Washing machine and upright fridge freezer (included). Breakfast bar. Door to internal fire escape. Double glazed window.

Outside

The flat is set in pleasant lawned communal gardens.

Parking

Residents parking on a first come first served basis.

EPC = D

Council Tax Band = C

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: N/A

Maintenance: £1948 per annum. £487 paid quarterly.

Lease: 999 years from 1963. 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.