

3 Cavendish Court,
12-14 Blackwater Road,
Eastbourne, BN21 4JD

Leasehold - Share of Freehold

£350,000



4 Bedroom 2 Reception 1 Bathroom

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www.town-property.com info@townflats.com 01323 416600

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.



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Grandeur Victorian Mansion Apartment occupying the entire first floor of this detached double fronted Victorian villa in the Devonshire quarter of Eastbourne, adjacent to centre court of the International Devonshire Park Tennis Courts. Spanning in excess of 1,900 square feet with versatile living accommodation and retaining many of the original period features; high ceilings, decorative cornicing, ceiling roses, feature fireplace, solid wood flooring and high skirting boards. Comprising of four bedrooms, two reception rooms or alternatively three bedrooms and three reception rooms and being sold with a share of freehold. With views towards centre court, the South Downs and Towner Art Gallery; the location affords easy walking distance of the theatres, restaurants, beach and town centre.

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- Converted Flat
- 4 Bedrooms
- Lounge
- Study
- Reception/Principal Bedroom
- Kitchen/Dining Room
- Cloakroom
- Bathroom/WC
- Share of the Freehold

This floor plan illustrates a three-bedroom townhouse. The layout includes a central hallway with a staircase leading to the upper floor. The ground floor features a large lounge, a study, a reception/principle bedroom, a kitchen, a bath/shower room, and a cloakroom. The upper floor consists of three bedrooms and a master bedroom. The plan also shows a central area labeled 'TOWN PROPERTY' and 'TOWN RENTAL'.

Bedroom 3
3.48m x 4.14m
11'5" x 13'7"

Bedroom 2
3.15m x 4.78m
10'4" x 15'8"

Master Bedroom
4.49m x 4.70m
14'9" x 15'5"

Kitchen
3.27m x 7.66m
10'9" x 25'2"

Study
1.88m x 4.56m
6'2" x 15'0"

Lounge
4.92m x 6.65m
16'2" x 21'10"

Reception/Principle Bedroom
4.99m x 6.63m
16'4" x 21'9"

Bath/Shower Room
1.93m x 3.84m
6'4" x 12'7"

Cloakroom

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TOWN PROPERTY

TOWN RENTAL

Floorplan

Ground Rent: N/A
Maintenance: £2666 half yearly which includes reserve fund contributes.
Lease: Remainder of 999 year lease. We have been advised of the lease term, we have not seen the lease.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.