



# TOWN FLATS



01323 416600

Leasehold

# £160,000



## 14 Taddington House, Taddington Road, Eastbourne, BN22 7EB

Being sold CHAIN FREE, this spacious first floor flat in the Redoubt area of Eastbourne has a double bedroom, allocated parking and is located just yards from shops on Seaside and the picturesque seafront. Arranged with a generous sitting/dining room, a fitted kitchen and bathroom/wc are also included. The flat also benefits from double glazing and electric heating. Seaside recreation ground and the town centre shops and mainline railway station are less than a quarter of a mile distant.

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## Main Features

- Purpose Built Seaside Apartment
- 1 Double Bedroom
- First Floor
- Sitting/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

### Entrance

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

### Hallway

Store cupboard. Carpet. Airing cupboard. Wall mounted electric heater.

### Sitting/Dining Room

16'3 x 10'11 (4.95m x 3.33m )

Wall mounted electric heater. Carpet. Double glazed window to front aspect.

### Fitted Kitchen

12'10 x 6'5 (3.91m x 1.96m )

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for and including electric cooker. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Larder cupboard. Double glazed window to front aspect.

### Double Bedroom

12'4 x 9'3 (3.76m x 2.82m )

Wall mounted electric heater. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and wall mounted shower. Wash hand basin. Low level WC. Part tiled walls. Frosted double glazed window.

### Parking

Allocated residents parking is located adjacent to the block.

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: N/A**

**Maintenance: £110 per month**

**Lease: 999 years from 1981. 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.