



# TOWN FLATS

f X

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Leasehold

2 Bedroom

1 Reception

1 Bathroom

# £169,950



## 11 Dune House, 44 Broad Oak Close, Eastbourne, BN23 8LN

Two bedroom purpose built flat situated on the top floor. The flat comprises; entrance hallway with storage, lounge opening into the kitchen, two bedrooms and a bathroom. Further benefits include an allocated parking space, ample of visitor parking spaces, an extended lease term and double glazing. Langney shopping centre and bus services that run into Stone Cross Village and Eastbourne town centre can also be found close by.

11 Dune House,  
44 Broad Oak Close,  
Eastbourne, BN23 8LN

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## Main Features

- Purpose Built Langney Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Allocated Parking Space
- Ample Visitors Parking
- Extended Lease Term

### Entrance

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

### Hallway

Entryphone handset. Airing cupboard. Storage cupboard.

### Lounge

12'8 x 11'7 (3.86m x 3.53m )

Night storage heater. Double glazed window to front aspect.

### Fitted Kitchen

10'0 x 5'4 (3.05m x 1.63m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Extractor cooker hood. Double glazed window to side aspect.

### Bedroom 1

9'0 x 8'4 (2.74m x 2.54m )

Night storage heater. Built-in wardrobe. Double glazed window to front aspect.

### Bedroom 2

9'3 x 5'8 (2.82m x 1.73m )

Double glazed window to front aspect.

### Bathroom/WC

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

### Parking

Allocated parking space (No. 11) Plus lots of visitors parking bays.

**EPC = C**

**Council Tax Band = B**

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: £1149.60 per annum**

**Lease: 189 years from 1997. 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.