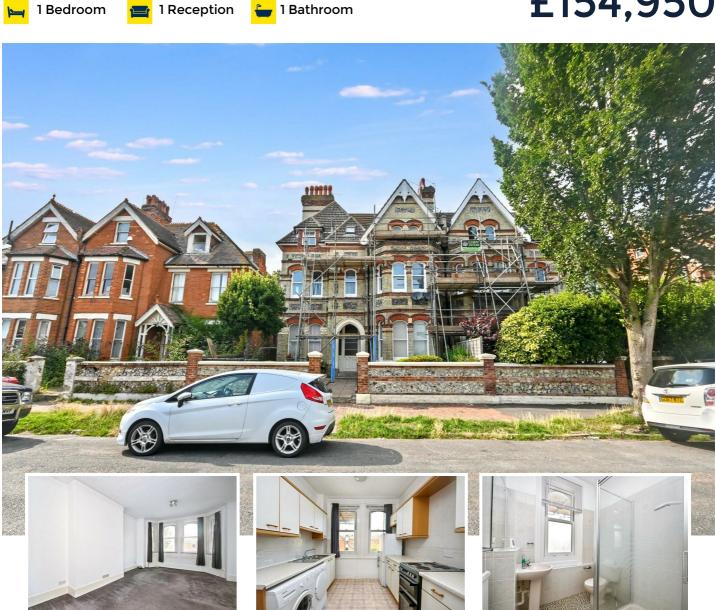


Leasehold - Share of Freehold

£154,950



Flat 4, 67 Enys Road, Eastbourne, BN21 2DN

Set within an attractive period building in the heart of sought after Upperton, this large and well proportioned first floor converted flat offers generous living space with a bay fronted lounge and a fitted kitchen. The property benefits from newly installed double glazing to the front and a newly fitted combi boiler, while retaining scope for further modernisation to suit individual tastes. Offered CHAIN FREE, the flat includes a share of the freehold and enjoys a recently extended 999 year lease. It forms part of a well run building with well presented communal areas. Ideally located for Eastbourne train station, The Beacon Shopping Centre and the seafront, this home is perfectly positioned in an area known for its tree lined roads and strong local appeal.

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£154,950

Main Features

Entrance

• Spacious Upperton

first floor private entrance door to -

Apartment

'L'-Shaped Hallway

1 Bedroom

Entryphone handset. Storage cupboard.

First Floor

Bay Windowed Lounge 19'5 x 13'3 (5.92m x 4.04m)

Bay Windowed Lounge

Radiator. Double glazed Sash bay windows to front aspect.

Fitted Kitchen

Fitted Kitchen

Shower Room/WC

12'0 x 8'10 (3.66m x 2.69m)

Newly Installed Double
Glazing To The Front

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Gas combi boiler. Cooker, fridge/freezer, washing machine & tumble dryer (all included). Radiator. 2 Double glazed Sash windows to front

Communal entrance with security entry phone system. Stairs to

Newly Installed Combi

aspect.

Boiler

Bedroom

Share Of The Freehold

15'0 x 13'4 (4.57m x 4.06m)

CHAIN FREE

Radiator. Array of fitted wardrobes and units. Single glazed Sash window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Double glazed Sash window to front aspect.

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: N/A

Maintenance: £100 per calendar month

Lease: New 999 year lease. 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.