



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

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

**£154,950**

### Main Features

- Spacious Upperton Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Shower Room/WC
- Newly Installed Double Glazing To The Front
- Newly Installed Combi Boiler
- Share Of The Freehold
- CHAIN FREE

### Entrance

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

### 'L'-Shaped Hallway

Entryphone handset. Storage cupboard.

### Bay Windowed Lounge

19'5 x 13'3 (5.92m x 4.04m )

Radiator. Double glazed Sash bay windows to front aspect.

### Fitted Kitchen

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

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 aspect.

### Bedroom

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

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.