



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £200,000-£210,000



2 Bedroom



1 Reception



1 Bathroom



## Flat 1, 7 Hampden Terrace, Latimer Road, Eastbourne, BN22 7BL

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

A well presented 2 bedroom ground floor apartment with private rear garden. Enviably situated in the Redoubt yards from Eastbourne seafront and within easy walking distance of local shops the flat benefits from 2 double bedrooms, open plan lounge/fitted kitchen and refitted shower room/WC. The flat also has double glazing, gas central heating and a share of the freehold. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

**Flat 1, 7 Hampden Terrace,  
Latimer Road, Eastbourne, BN22 7BL**

**Guide Price  
£200,000 - £210,000**

## Main Features

- Well Presented Garden Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Ground Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Private Rear Garden
- Share Of The Freehold

## Entrance

Communal entrance with ground floor private entrance door to -

## Hallway

Radiator. Corniced ceiling. Wood effect flooring.

## Open Plan Lounge/Fitted Kitchen

12'2 x 10'11 (3.71m x 3.33m )

Radiator. Wood effect flooring. Door to shower room/WC.

## Fitted Kitchen Area

11'4 x 7'5 (3.45m x 2.26m)

Modern range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Glass splashback and extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Breakfast bar with solid wood worktop and fitted base units. Wood effect flooring. Double glazed window. Double glazed door to garden.

## Bay Windowed Bedroom 1

16'8 x 14'6 (5.08m x 4.42m )

Radiators. Corniced ceiling. Double glazed bay window to front aspect.

## Bedroom 2

12'11 x 12'1 (3.94m x 3.68m )

Radiator. Ceiling rose. Wood effect flooring. 2 Double glazed windows.

## Modern Shower Room/WC

Refitted white suite comprising shower cubicle with rainwater shower head. Low level WC. Vanity unit with inset wash hand basin and mixer tap. tiled floor. Inset spotlights. Heated towel rail. Door to bedroom 2. Double glazed window.

## Rear Garden

The flat has a private courtyard garden that is laid to patio with gated access and an outside light.

**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: 3rd of costs as & when required**

**Lease: 125 years from 2017. We have been advised of the lease term, we have nit seen the lease**

**www.town-property.com | E. info@townflats.com | T. 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.