9 Pashley Court,
Pashley Road,
Eastbourne, BN20 8DX

Leasehold - Share of Freehold

## Guide Price
## £375,000 - £400,000








3 Bedroom | 1 Reception | 1 Bathroom

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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.

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# 9 Pashley Court, Pashley Road, Eastbourne, BN20 8DX

*** GUIDE PRICE £375,000 - £400,000 ***
A spacious and well proportioned 3 bedroom penthouse with stunning panoramic views towards the sea and South Downs. Enviably situated in Summerdown within one of Eastbourne's prestigious roads, the apartment benefits from a glorious lounge/dining room that opens onto the spacious terrace, a fitted kitchen with some integrated appliances, luxury refitted shower room and 3 sizable bedrooms. Set in lawned communal gardens the flat has a garage to the front, storeroom, double glazing and gas central heating. Apartments of this size are rarely available in this location so an internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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## Main Features

- Spacious & Well Presented 3 Bedroom Penthouse
- Stunning Panoramic Views Towards The Sea & South Downs
- Glorious Lounge/Dining Room Opening Onto A Spacious Terrace
- Fitted Kitchen With Some Integrated Appliances
- Luxury Refitted Shower Room/WC
- Separate Cloakroom
- Set Within Lawned Communal Gardens
- Garage To The Front & Storeroom
- Double Glazing & Gas Central Heating
- Rarely Available Apartment In Sought After Location

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

Hallway
Radiator. Entryphone handset. Airing cupboard housing with fixed shelving and further built-in cupboard. Sky lights.

Spacious Lounge/Dining Room
25'4 x 13'5 (7.72m x 4.09m)
Radiators. Coved ceiling. Range of fitted base storage units with fitted shelving and display cabinet. Double glazed window and patio doors to -

Large Terrace
20'6 x 6'5 (6.25m x 1.96m )
With stunning views over Eastbourne towards the sea and South Downs. Laid to patio the terrace also overlooks the lawned communal gardens.

Fitted Kitchen
12'9 x 6'11 (3.89m x 2.11m )
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and double oven under. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Integrated fridge/freezer. Part tiled walls. Larder cupboard. Radiator. Double glazed window with glorious views towards the Royal Golf Course.

Bedroom 1
12'0 x 10'4 (3.66m x 3.15m)
Radiator. Built-in wardrobe. Double glazed bay window to front aspect.

Bedroom 2
13'9 x 11'1 (4.19m x 3.38m)
Radiator. Range of built-in wardrobes. Double glazed bay window to front aspect.

Bedroom 3
9'9 x 7'9 (2.97m x 2.36m )
Radiator. Double glazed window to side aspect with glorious views towards the Royal Golf Course.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard below. Part tiled walls. Wall lights. Radiator. Frosted double glazed window.

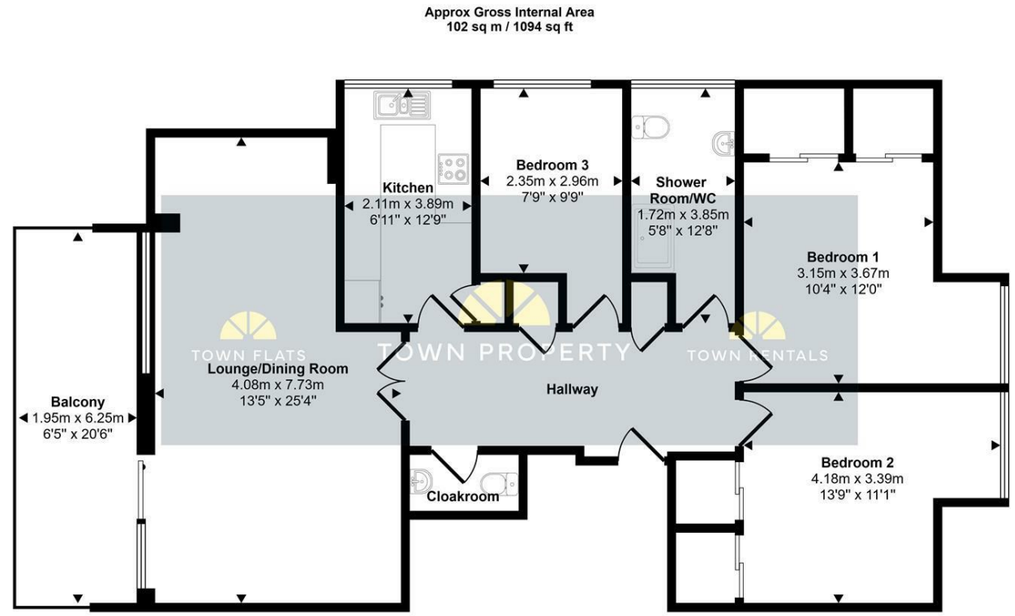
Cloakroom
Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard below. Shaver point. Sky light.

Outside
The development is set in lovely lawned communal gardens.

Parking
There is an integral garage with an up & over door, power and light to the front.

EPC = C

Council Tax Band = D




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £515.84 per quarter**
**Lease: 999 years from 1968. We have been advised of the lease term, we have not seen the lease**

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.