



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



0 Bedroom



1 Reception



1 Bathroom

## £110,000



## Flat 7, 21 St Annes Road, Eastbourne, BN21 2DJ

An incredibly spacious top floor studio apartment forming part of this attractive residence. Enviably situated in Upperton within easy walking distance of the town centre and mainline railway station the flat benefits from a spacious studio room, separate kitchen and shower room/WC. Being sold CHAIN FREE the flat benefits from an allocated parking space, share of the freehold and lease in excess of 100 years. An internal inspection comes highly recommended.

Flat 7, 21 St Annes Road,  
Eastbourne, BN21 2DJ

**£110,000**

## Main Features

- Well Presented & Spacious Studio Apartment
- Top Floor
- Studio Room
- Fitted Kitchen
- Bathroom/WC
- Allocated Parking Space
- Share Of The Freehold
- Lease In Excess Of 100 Years
- CHAIN FREE

## Entrance

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

## Studio Room

16'7 x 14'8 (5.05m x 4.47m )

Night storage heater. Entryphone handset. Wood effect flooring. Door to kitchen. Further door to Inner hallway. Window to side aspect.

## Fitted Kitchen

10'6 x 8'3 (3.20m x 2.51m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring. Double glazed window.

## Inner Hallway

Airing cupboard.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Sky lights.

## Other Details

The flat has a storage room.

## Parking

Allocated parking space.

EPC = E

Council Tax Band = A

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: £679.40 per annum**

**Lease: 189 years from 1974. 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.