



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £215,000



### Flat 3, 43 Enys Road, Eastbourne, BN21 2DH

An incredibly spacious 2 bedroom split level apartment forming part of this attractive residence in Upperton with a garage. Located within walking distance of the town centre and mainline railway station the flat benefits from 2 bedrooms, a fitted kitchen/breakfast room, double glazed windows and gas central heating. The flat is being sold with an extended lease term and an initial inspection comes highly recommended.



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



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

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Eastbourne, BN21 2DH

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## Main Features

- Well Presented Split Level Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Garage
- Extended Lease Term

## Entrance

Communal entrance with stairs to second floor private entrance door to -

## Split Level Hallway

Loft access (not inspected).

## Lounge

17'2 x 14'8 (5.23m x 4.47m )

Radiator. Feature fireplace. Coved ceiling. Double glazed window to front aspect.

## Fitted Kitchen/Breakfast Room

12'1 x 11'11 (3.68m x 3.63m )

Modern range of fitted wall and base units. Solid wood worktops with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Integrated dishwasher. Tiled floor. Part tiled walls. Double glazed window. Door to fire escape.

## Bedroom 1

16'4 x 14'3 (4.98m x 4.34m )

Radiator. Coved ceiling. Double glazed window to rear aspect.

## Bedroom 2

11'11 x 8'5 (3.63m x 2.57m)

Radiator. Coved ceiling. Double glazed window to front aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Tiled floor. Chrome heated towel rail. Frosted double glazed window.

## Garage

The flat has a lock-up garage with an up & over door to the rear.

EPC = D

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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: We have been advised by the vendor that the lease term will be extended**

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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.