TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£160,000



11 Berkeley House, 26 - 28 Gildredge Road, Eastbourne, BN21 4SA

A spacious and beautifully presented one bedroom first floor apartment, forming part of this modern development in the immediate town centre. Being one of the larger designs within the block, the property offers generous proportions throughout, with a bright open plan living, dining and kitchen area, modern fitted kitchen with integrated appliances, a good sized double bedroom and contemporary bathroom. The development benefits from a secure communal entrance with video entry system and passenger lift. The location is exceptionally convenient, with Eastbourne town centre, Beacon Shopping Centre, mainline railway station and the seafront all within easy walking distance. A wide range of shops, cafés, restaurants and leisure facilities are right on the doorstep, whilst the railway station provides excellent connections towards London, Brighton and Hastings. An excellent choice for a first time buyer, investor or anyone looking for a modern, low-maintenance home in the heart of Eastbourne.

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Main Features

- Spacious One Bedroom First Floor Apartment
- Modern Development Converted In 2021
- One Of The Larger Designs Within The Development
- Open Plan Living/Dining/Kitchen
- Modern Fitted Kitchen With Integrated Appliances
- Secure Video Entry System & Passenger Lift
- Bright Double Bedroom
- Contemporary Bathroom
- Town Centre Location
- Close To Train Station & Seafront

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

Hallway
Electric radiator.

Open Plan Lounge/Fitted Kitchen
18'6 x 13'6 (5.64m x 4.11m)
Electric radiator. 2 Double glazed windows to side and rear aspects.

Fitted Kitchen: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Electric radiator.

Bedroom
12'9 x 9'8 (3.89m x 2.95m)
Electric radiator. Double glazed window to side aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin set in vanity unit with mixer tap and drawer under. Extractor fan.

EPC = B

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: £250 per annum
Maintenance: £824.60 paid half yearly
Lease: 118 years remaining. We have been advised of the remaining 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.