



# TOWN FLATS



01323 416600

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£175,000-£185,000**



## 38 Framfield Way, Eastbourne, BN21 2RB

\*\*\*GUIDE PRICE £170,000 to £180,000\*\*\*

A well proportioned 2 bedroom maisonette enviably situated in the Rodmill with private entrance door and private terrace. Being offered CHAIN FREE the flat benefits from a refitted kitchen, 2 double bedrooms, bathroom and spacious lounge. Occupying an elevated position the flat benefits from wonderful far reaching views over Eastbourne towards the sea. Local shops can be found yards away and the District General Hospital is within easy walking distance. An internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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## Main Features

- Spacious Rodmill Maisonette With Far Reaching views Towards The Sea
- 2 Bedrooms
- First & Second Floors
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Private Terrace
- CHAIN FREE

## External Entrance

External staircase to first floor with private entrance door to -

## Hallway

Night storage heater. Fitted cupboard. Stairs to second floor landing.

## Lounge

13'10 x 12'8 (4.22m x 3.86m )

Electric radiator. Understairs cupboard. Double glazed window to front aspect with far reaching views towards the sea.

## Fitted Kitchen

10'8 x 6'11 (3.25m 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 'eye' level double oven. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

## Stairs from First to Second Floor Landing:

Built-in cupboard with hanging rail. Airing cupboard housing hot water cylinder.

## Bedroom 1

11'11 x 10'8 (3.63m x 3.25m )

Electric heater. Double glazed window to front aspect.

## Bedroom 2

10'8 x 7'7 (3.25m x 2.31m )

Electric heater. Double glazed window to rear aspect with wonderful far reaching views over Eastbourne towards the sea.

## Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

## Other Details

The flat has a private terrace to the front.

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: Awaiting confirmation**

**Lease: N/A**

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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.