



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£130,000 - £140,000**



## Flat 3, 34 Langney Road, Eastbourne, BN21 3JP

\*\*\*GUIDE PRICE £130,000 - £140,000\*\*\*

Beautifully presented and well proportioned one bedroom split level top floor apartment situated in the immediate town centre. Within easy walking distance of the seafront, mainline railways station and Beacon shopping centre the flat also benefits from a share of freehold, double glazing and separate WC to the bathroom. Deemed to be a very good first time buy or investment property, early inspection comes highly recommended.



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



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

Flat 3, 34 Langney Road,  
Eastbourne, BN21 3JP

**Guide Price**  
**£130,000 - £140,000**

## Main Features

• Beautifully Presented Split Level Town Centre Apartment	<b>Entrance</b> Communal entrance with security entry phone system. Stairs to first floor private entrance door to -
• 1 Bedroom	<b>Split Level Hallway/Landing</b> Fitted storage. Loft access (not inspected). Single glazed window to rear aspect.
• First Floor	<b>Open Plan Lounge/Fitted Kitchen</b> 15'3 x 13'3 (4.65m x 4.04m ) Electric radiator. 2 Double glazed windows to front aspect.
• Open Plan Lounge/Fitted Kitchen	<b>Fitted Kitchen Area:</b> Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob and electric oven. Extractor cooker hood. Space for under counter appliance.
• Bathroom	<b>Bedroom</b> 12'8 x 9'0 (3.86m x 2.74m ) Electric radiator. Airing cupboard. Double glazed window to rear aspect.
• Separate Cloakroom	<b>Bathroom</b> Suite comprising panelled bath with shower over. Wash hand basin. Heated towel rail. Plumbing and space for washing machine. Double glazed window to rear aspect.
• Double Glazing	<b>Cloakroom</b> Low level WC. Double glazed window to side aspect.
• Share Of The Freehold	<b>EPC = D</b> <b>Council Tax Band = A</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: N/A**

**Maintenance: Approximately £162.50 per calendar month**

**Lease: 999 years from 1989. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.