



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £200,000



## 11 Shakespeare Walk, Eastbourne, BN23 7PJ

A CHAIN FREE two bedroom first floor maisonette with private entrance door and sizable lawned rear garden. Situated on the Poets Estate in Langney with easy walking distance of Langney shopping centre the flat benefits from two double bedrooms, refitted kitchen & bathroom, double glazing, gas central heating and garage. With the remainder of a 999 year lease term an internal inspection comes highly recommended.



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



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

11 Shakespeare Walk,  
Eastbourne, BN23 7PJ

£200,000

## Main Features

- Well Presented Langney Maisonette With Private Entrance
- 2 Double Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Private Rear Garden
- Garage
- CHAIN FREE

## Private Entrance

Private entrance door to -

## Lobby

With stairs to first floor landing.

## First Floor Landing

Double glazed window. Door to -

## Hallway

Radiator. Cupboard housing gas boiler. Loft access with ladder (not inspected). Wood effect flooring.

## Lounge

15'3 x 10'0 (4.65m x 3.05m)

Radiator. Television point. Double glazed window to front aspect.

## Fitted Kitchen

11'0 x 7'1 (3.35m x 2.16m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with tiled splashback and extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring. Double glazed window.

## Bedroom 1

12'1 x 9'1 (3.68m x 2.77m)

Radiator. Wood effect flooring. Double glazed window to rear aspect.

## Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Radiator. Built-in wardrobe. Wood effect flooring. Double glazed window to front aspect.

## Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

## Outside

There are sizable enclosed private garden to the rear. Mainly laid to lawn there is a good sized path and flower beds. There is also a lock-up garage situated 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: £10.50 per annum.**

**Maintenance: 50% as and when required.**

**Lease: 999 years from 1970. 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.