



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£199,950



4 Lascelles Mansions, 8-10 Lascelles Terrace, Eastbourne, BN21 4BJ

An extremely well presented 2 bedroom hall floor apartment forming part of this attractive residence. Enviably situated yards from Eastbourne seafront and within comfortable walking distance of the town centre the flat benefits from 2 double bedrooms, a wonderful bay windowed lounge and fitted open plan kitchen., Further benefits include gas central heating and a lease in excess of 100 years. An internal inspection comes highly recommended.



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info@townflats.com

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8-10 Lascelles Terrace,
Eastbourne, BN21 4BJ

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Main Features

- Extremely Well Presented Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen Area
- Modern Bathroom/WC
- Gas Central Heating

Entrance

Communal entrance with security entry phone system. Hall floor private entrance door to -

Hallway

Picture rail. Corniced ceiling. Understairs cupboard. Woof effect flooring.

Bay Windowed Lounge

14'7 x 12'1 (4.45m x 3.68m)
Radiator. Feature fireplace. Television point. Wood effect flooring. Bay window to front aspect.

Open Plan Fitted Kitchen Area

12'3 x 6'0 (3.73m x 1.83m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wood effect flooring.

Bedroom 1

15'9 x 9'3 (4.80m x 2.82m)
Radiator. Feature fireplace. Picture rail. Double glazed window to rear aspect.

Bedroom 2

12'5 x 10'1 (3.78m x 3.07m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

EPC = C

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: £100 per annum
Maintenance: £363 paid quarterly
Lease: 110 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.