3 Cavendish Court,
12-14 Blackwater Road,
Eastbourne, BN21 4JD

Leasehold - Share of Freehold

£300,000








4 Bedroom | 2 Reception | 1 Bathroom

TOWN FLATS

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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.

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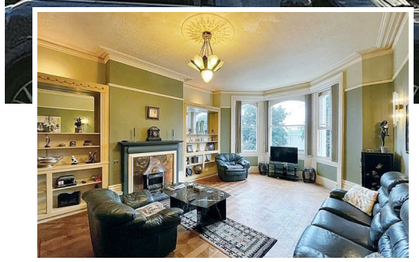



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REDUCED FOR QUICK SALE! Grandeur Victorian Mansion Apartment occupying the entire first floor of this detached double fronted Victorian villa in the Devonshire quarter of Eastbourne, adjacent to centre court of the International Devonshire Park Tennis Courts. Spanning in excess of 1,900 square feet with versatile living accommodation and retaining many of the original period features; high ceilings, decorative cornicing, ceiling roses, feature fireplace, solid wood flooring and high skirting boards. Comprising of four bedrooms, two reception rooms or alternatively three bedrooms and three reception rooms and being sold with a share of freehold. With views towards centre court, the South Downs and Towner Art Gallery; the location affords easy walking distance of the theatres, restaurants, beach and town centre.

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Leasehold - Share of Freehold

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Main Features

- Converted Flat
- 4 Bedrooms
- Lounge
- Study
- Reception/Principal Bedroom
- Kitchen/Dining Room
- Cloakroom
- Bathroom/WC
- Share of the Freehold

Entrance
Communal entrance with stairs to first floor.

Entrance Hallway
Large L-Shaped hallway. Radiator. Storage cupboard. Single glazed sash window to side.

Lounge
21'10 x 16'2 (6.65m x 4.93m)
Feature fireplace. Radiator. Bay to front with single glazed sash window.

Study
15'0 x 6'2 (4.57m x 1.88m)
Radiator. Single glazed sash window to front aspect.

Reception/Principal Bedroom
21'9 x 16'4 (6.63m x 4.98m)
Radiator. Feature fireplace. Bay to front with single glazed sash window.

Kitchen/Dining Room
25'2 x 10'9 (7.67m x 3.28m)
Wall and base units. Worktop. Gas boiler. Double sink. Double oven. Space for cooker. Spaces and plumbing for multiple appliances. Space for dining area. Single glazed windows to rear and side aspects.

Cloakroom
Low level WC. Wash hand basin. Single glazed sash window to side aspect.

Bathroom/WC
Oversized bath. Shower cubicle. His and hers sinks. Low level WC. Bidet. Radiator. Single glazed windows to rear and front aspects.

Bedroom 1
15'5 x 14'9 (4.70m x 4.50m)
Radiator. Fitted wardrobes. Single glazed sash windows to rear aspect.

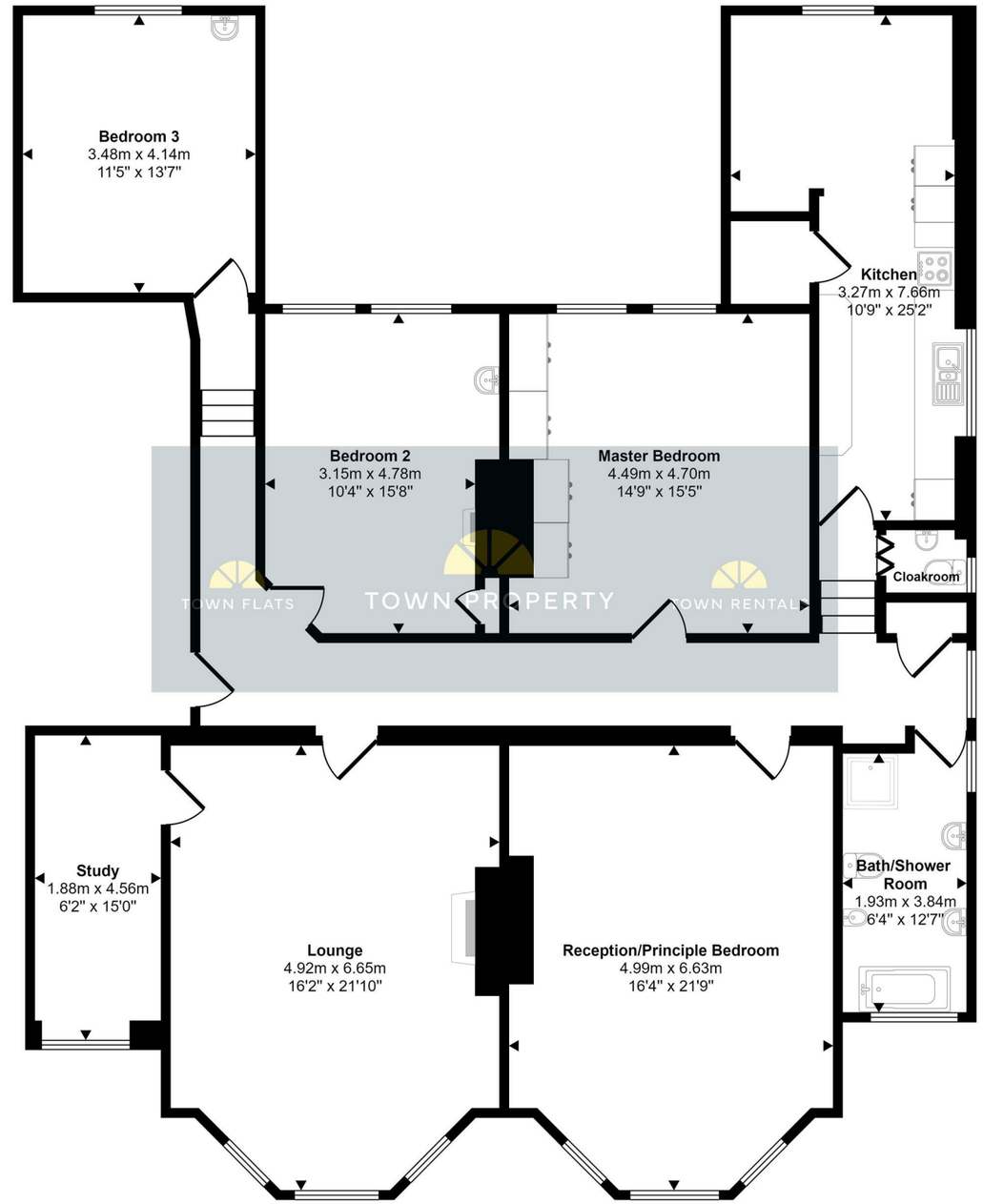
Bedroom 2
15'8 x 10'4 (4.78m x 3.15m)
Radiator. Wash hand basin. Feature fireplace. Single glazed sash window to rear aspect.

Bedroom 3
13'7 x 11'5 (4.14m x 3.48m)
Radiator. Wash hand basin. Single glazed sash window.

EPC = C

Council Tax Band = D

AGENTS NOTE:
Maintenance is £3813 ½ yearly which includes building insurance, contribution to the reserve fund (currently approx. £15,000 in reserve fund) and major works that have been carried out to the building. We anticipate the service charge will reduce next year to approx. £1500 ½ yearly.



Floorplan

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: £3813.32 paid half yearly which includes reserve fund contributes.
Lease: Remainder of 999 year lease. We have been advised of the lease term, we have not seen the lease.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.