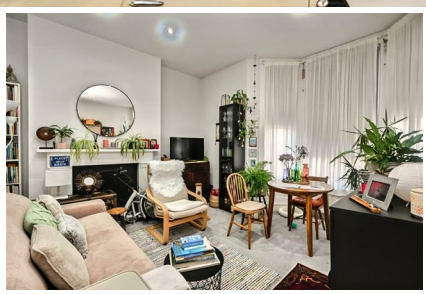
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£154,950



Flat 3, 50 Pevensey Road, Eastbourne, BN21 3HT

Well presented first floor split level flat in the town centre of Eastbourne. Comprising of two bedrooms, lounge/kitchen with bay window, fitted kitchen and bathroom, double glazing and gas central heating. Deemed to be a perfect first time buy or investment property. The flat will be sold with vacant possession with no onward chain and early viewing comes highly recommended.

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Main Features

- Well Presented Town Centre Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Open Plan Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance
Communal entrance with security entry phone system and stairs to first floor private entrance door to -

Split Level Hallway
Radiator. Entryphone handset. Double glazed window to side aspect.

Bay Windowed Lounge/Open Plan Fitted Kitchen
17'8 x 15'2 (5.38m x 4.62m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Breakfast bar.

Bedroom 1
13'11 x 9'3 (4.24m x 2.82m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'4 x 8'2 (3.15m x 2.49m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan.

EPC = C

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: £250 per annum until 2104 the Peppercorn
Maintenance: £350 per annum
Lease: 118 years from 2005. We have been advised of the 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.