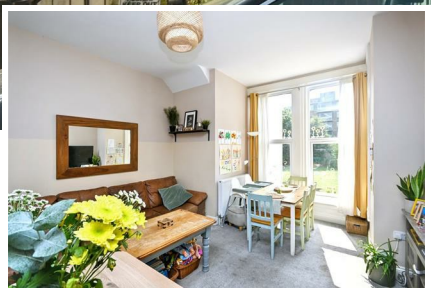
TOWN FLATS

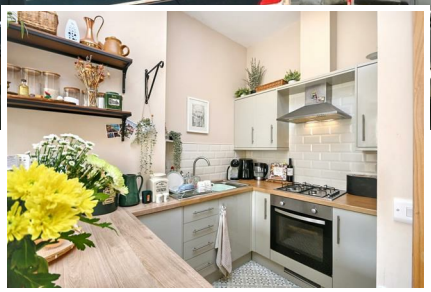
01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£229,950





2 Falconhurst, 16 Jevington Gardens, Eastbourne, BN21 4HN

This spacious and stylish two bedroom hall floor apartment offers a rare combination of period character and modern living. Featuring high ceilings and a bay fronted lounge, the property boasts a well designed open-plan living space with a contemporary kitchen separated by a breakfast bar. The master bedroom includes an en-suite, complemented by a second bathroom, while all rooms are well proportioned to create a comfortable and balanced layout. Enjoy picturesque views over Jevington Gardens, with full use of the communal grounds included and benefit from the added value of a share of the freehold. Set within a well maintained building, this impressive home is ideally suited for those seeking space, style and convenience. Located in the sought after Lower Meads area, it is just a short walk from the beach, town centre and mainline train station, making it perfect for both relaxed coastal living and easy commuting.

www.town-property.com info@townflats.com

2 Falconhurst,
16 Jevington Gardens,
Eastbourne, BN21 4HN

Leasehold - Share of Freehold

£229,950

Main Features

- Spacious & Stylish Lower Meads Apartment
- 2 Bedrooms
- Hall Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- Modern Bathroom/WC
- En-Suite Shower Room/WC
- Double Glazing
- Share Of The Freehold

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

Hallway
Radiator. Entryphone handset. Large store cupboard housing plumbing & space for washing machine and combi boiler. Double glazed window to side aspect.

Bedroom 2
10'11 x 10'6 (3.33m x 3.20m)
Radiator. Double glazed window to rear aspect.

Open Plan Bay Windowed Lounge/Fitted Kitchen
21'8 x 13'8 (6.60m x 4.17m)
Lounge Area: Radiator. Double glazed window to rear aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Breakfast bar. Inset gas hob and electric oven. Extractor cooker hood. Integrated fridge/freezer.

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

Bay Windowed Bedroom 1
15'9 x 15'5 (4.80m x 4.70m)
Radiator. Double glazed bay window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

EPC = B

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: N/A
Maintenance: £1994 per annum
Lease: 125 years from 2017. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. 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.