TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

£175,000









Flat 7, 48 Blackwater Road, Eastbourne, BN20 7DH

A well presented one bedroom top floor apartment forming part of this attractive detached residence in Lower Meads. Being sold CHAIN FREE the apartment benefits from a security entry phone system, double bedroom, refitted kitchen and bathroom, double glazing and gas central heating. The development is set in pleasant lawned communal gardens, there are residents parking facilities to the rear and the apartment has a share of the freehold. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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£175,000

Main Features

- Converted Flat
- 1 Bedroom
- 2nd (Top) Floor
- Lounge
- Kitchen
- Bathroom/WC
- Lawned Communal Gardens
- Close to Local Shops, The Seafront & Transport Links
- Residents Parking Facilities
- CHAIN FREE

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

Hallway
Radiator. Picture rail. Part panelled walls. Double glazed window to front aspect.

Lounge
14'8 x 13'7 (4.47m x 4.14m)
Radiator. Picture rail. Part panelled walls. Double glazed window to front aspect.

Kitchen
11'1 x 6'8 (3.38m x 2.03m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine and tumble dryer. Space for upright fridge freezer. Part tiled walls. Cupboard housing gas boiler. Skylight. Velux window.

Bedroom
12'1 x 11'11 (3.68m x 3.63m)
Radiator. Built in cupboard with radiator and fixed shelving. Built in double wardrobe. Double glazed window overlooking community gardens.

Bathroom/WC
White suite comprising of panelled bath with shower screen, mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Extractor fan.

Outside
There are wonderful lawned communal gardens to the rear and residents parking facilities.

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: £1560 per annum, £130 paid monthly.
Lease: 998 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.