



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£199,950



14 Torfield Court, St. Annes Road, Eastbourne, BN21 2HR

A spacious and well maintained two bedroom first floor purpose built apartment, ideally situated within the highly sought after Upperton area, conveniently positioned close to the town centre, mainline railway station, Waitrose and a wide range of local amenities. Offering well proportioned accommodation throughout, the property features a bright and generous living room with access onto a private balcony, with far reaching views towards the South Downs. Both bedrooms are well sized, while the practical layout is further enhanced by double glazing throughout and an excellent amount of storage. A particular feature of the apartment is the convenience of both a separate WC and an additional WC within the main bathroom, providing added flexibility for everyday living and guests alike. Further benefits include a private garage, attractive lawned communal gardens, visitors' parking and the extended lease term. Combining generous room sizes, excellent facilities and a highly convenient location, this apartment represents an ideal opportunity for those seeking comfortable living in one of Eastbourne's most popular residential areas.

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St. Annes Road,
Eastbourne, BN21 2HR

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Main Features

- Spacious Two Bedroom First Floor Purpose Built Apartment
- Private Balcony with Views of The South Downs
- Garage En-Bloc
- Separate WC Plus Additional WC Within The Bathroom
- Double Glazing Throughout
- Attractive Lawned Communal Gardens
- Visitors' Parking
- Extended Lease Term
- Upperton Location

Entrance

Communal entrance door with stairs to first floor. Private front door to-

Hallway

Two cupboards. Electric Dimplex radiator.

Kitchen

11'0 x 7'10 (3.35m x 2.39m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Electric oven. Integrated fridge freezer, dishwasher and washing machine. Built in microwave. Double glazed window to rear aspect.

Lounge

17'7 x 12'11 (5.36m x 3.94m)

Electric Dimplex radiator. Double glazed window to rear aspect. Double glazed door to balcony.

Bedroom 1

11'9 x 9'10 (3.58m x 3.00m)

Built in wardrobes. Double glazed window to front aspect.

Bathroom/WC

Panelled with with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboards below. Heated towel rail. Shaver point. Double glazed window.

Cloakroom

Low level WC. Wash hand basin. Double glazed window.

Bedroom 2

11'8 x 8'6 (3.56m x 2.59m)

Fitted wardrobe. Double glazed window to front aspect.

Outside

The development is set in pleasant lawned communal gardens.

Garage

There is a garage with an up & over door.

Parking

Visitor parking to the front.

COUNCIL TAX BAND = A

EPC = D

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: £55 per annum.

Maintenance: £2116 per annum, includes water.

Lease: 125 years from 2004. 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.