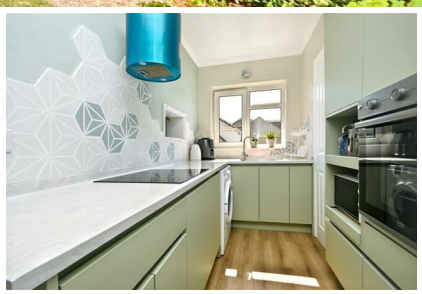
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

£199,950

2 Bedroom | 1 Reception | 1 Bathroom



6 Dene Court, East Dean Road, Eastbourne, BN20 8EE

Set on the first floor within a well maintained purpose built development, this CHAIN FREE stylish two double bedroom apartment offers a share of freehold and enjoys both comfort and convenience in Eastbourne's desirable Old Town. The apartment features a sleek modern kitchen, a pristine contemporary bathroom and a bright lounge with a private balcony overlooking the communal front gardens. To the rear, both bedrooms enjoy charming views of the South Downs, adding a peaceful outlook to this beautifully presented home. Residents benefit from access to well kept communal gardens at both the front and rear, creating a sense of space and greenery. The building is professionally managed, reflecting a strong sense of community and care. Located in the heart of Old Town, the property is perfectly positioned for highly regarded schools, excellent transport links and a selection of popular pubs, shops, and local amenities making it ideal for both professionals and downsizers seeking quality living in a sought-after setting.

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Main Features

- Extremely Well Presented Old Town Apartment
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Communal Gardens
- CHAIN FREE

Entrance
Communal entrance with security entryphone system. Stairs to first floor private entrance door to –

Hallway
Entryphone handset. Airing cupboard housing hot water cylinder. Storage cupboard.

Lounge/Dining Room
17'5 x 10'3 (5.31m x 3.12m)
Coved ceiling. Double glazed window and balcony doors to –

Sun Balcony
16'9 x 3'6 (5.11m x 1.07m)
With views over communal gardens to the front.

Fitted Kitchen
12'3 x 6'8 (3.73m x 2.03m)
Range of fitted wall and base units. Solid worktop with inset single drainer sink unit with mixer tap. Inset electric hob. Integrated electric oven. Plumbing and space for washing machine. Space for fridge/freezer. Larder style cupboard. Part tiled walls. Double glazed window to side aspect.

Bedroom 1
12'1 x 11'7 (3.68m x 3.53m)
Electric radiator. Coved ceiling. Fitted wardrobe. Double glazed window to rear aspect with far reaching views towards the South Downs.

Bedroom 2
11'5 x 7'10 (3.48m x 2.39m)
Coved ceiling. Double glazed window to rear aspect with far reaching views towards the South Downs.

Modern Bathroom/WC
White suite comprising panelled bath with wall mounted shower over and shower screen. Low level WC with hidden cistern. . Vanity unit with inset wash hand basin. Tiled walls. Frosted double glazed window.

Outside
The flat has lawned communal gardens to the front and rear. Easy on street parking is available.

EPC = C

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: £100 per calendar month
Lease: 999 years from 1962. 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.