



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## Guide Price

## £200,000 - £230,000



## 9 Broad Oaks, Silverdale Road, Eastbourne, BN20 7EU

\*\*\* GUIDE PRICE £200,000 - £220,000 \*\*\*

An extremely well presented 2 bedroom top floor apartment forming part of this attractive purpose built development. Enviably situated in the Lower Meads within comfortable walking distance of the town centre and seafront the flat is located at the back of the block providing far reaching views, balcony, fitted kitchen & bathroom/WC, double glazing and gas central heating. The flat has a share of the freehold and an internal inspection comes highly recommended.

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Silverdale Road,  
Eastbourne, BN20 7EU**

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## Main Features

- Extremely Well Presented Lower Meads Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Private Lock-Up Storage Area
- Share Of The Freehold

## Entrance

Communal entrance with video security entry phone system. Stairs and lift to second floor private entrance door to -

## Hallway

Radiator. Entryphone handset. Coved ceiling. Loft access (not inspected). Airing cupboard housing hot water cylinder. Built-in cupboard. Wood effect flooring.

## Lounge/Dining Room

13'8 x 10'9 (4.17m x 3.28m )

Radiator. Coved ceiling. Wood effect flooring. Double glazed patio doors to -

## Sun Balcony

With wonderful far reaching views over Eastbourne.

## Fitted Kitchen

10'6 x 7'7 (3.20m x 2.31m )

Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood/ Space for fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Double glazed window.

## Bedroom 1

11'3 x 8'9 (3.43m x 2.67m )

Radiator. Coved ceiling. Fitted range of wardrobes and overhead storage. Double glazed window to rear aspect.

## Double Aspect Bedroom 2

10'11 x 10'0 (3.33m x 3.05m )

Radiator. Coved ceiling. Double glazed windows to rear and side aspects.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights. Chrome heated towel rail.

## Other Details

The flat has a private lock-up storage area.

**EPC = C**

**Council Tax Band = 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: N/A**

**Maintenance: £3905 per annum**

**Lease: 999 years from 2016. 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.