



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£160,000



5 Spencer Court, Spencer Road, Eastbourne, BN21 4PD

A CHAIN FREE two bedroom flat, offered to CASH BUYERS ONLY, presenting an excellent investment opportunity. Forming part of Spencer Court, this spacious and characterful second floor property comprises a large lounge, separate kitchen, two bedrooms, and a bathroom. Ideally located in Eastbourne's town centre, the flat is within easy walking distance of a wide range of shops, theatres, restaurants, and the mainline railway station, making it perfectly positioned for convenience and strong rental appeal.

5 Spencer Court,
Spencer Road,
Eastbourne, BN21 4PD

£160,000

Main Features

- CASH BUYERS ONLY
- Spacious West Town Centre Apartment
- 2 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Ideally Located For Eastbourne Town Centre & Seafront
- CHAIN FREE

Entrance

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

Hallway

2 radiators. Entryphone handset.

Lounge

15'4 x 14'3 (4.67m x 4.34m)

2 radiators. Feature fireplace. Window to front aspect.

Fitted Kitchen

14'5 x 5'11 (4.39m x 1.80m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for under counter fridge and cooker. Extractor cooker hood. Larder cupboard. Tiled splashbacks. Wall mounted boiler. Window to front aspect.

Bedroom 1

14'2 x 13'0 (4.32m x 3.96m)

Radiator. Wardrobes with mirrored sliding doors. Window to front aspect.

Bedroom 2

14'4 x 5'8 (4.37m x 1.73m)

Radiator. Window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Radiator. Frosted window.

EPC = E

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: £60 paid half yearly

Maintenance: £1200 paid half yearly

Lease: 99 years from 1992. 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.