



# TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

**Guide Price**  
**£169,950 - £175,000**

1 Bedroom

1 Reception

1 Bathroom



## Flat 6, 23 St. Annes Road, Eastbourne, BN21 2DJ

A well presented one bedroom second (top) floor apartment forming part of this attractive detached residence. Enviable situated in the sought after Upperton area of Eastbourne the flat is within walking distance of the town centre and mainline railway station. The flat offers light & airy accommodation with double aspect lounge, refitted kitchen, modern shower room/WC, Sash windows and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.

**Flat 6, 23 St. Annes Road,  
Eastbourne, BN21 2DJ**

**Guide Price  
£169,950 - £175,000**

**Main Features**

- Well Presented Upperton Apartment
- 1 Double Bedroom
- Second (Top) Floor
- Double Aspect Lounge With Wonderful Far Reaching Views
- Double Aspect Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Share Of The Freehold
- Private Storeroom

**Entrance**

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

**Hallway**

Radiator. Entryphone handset. Loft access (not inspected). Airing cupboard housing hot water cylinder.

**Double Aspect Lounge**

15'9 x 15'1 (4.80m x 4.60m )

Radiator. Exposed brick fireplace. Picture rail. Two double glazed windows providing wonderful far reaching views over Eastbourne.

**Double Aspect Fitted Kitchen**

11'7 x 7'2 (3.53m x 2.18m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Wall mounted gas boiler. Two double glazed windows.

**Bedroom**

10'5 x 9'6 (3.18m x 2.90m )

Radiator. Picture rail. Double glazed window to side aspect.

**Modern Shower Room/WC**

Modern white suite comprising large shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Other Details**

The flat has a private storeroom (8'7 x 4'9) in the communal hallway.

**EPC = D**

**Council Tax Band = A**

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 1972. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | E. [info@townflats.com](mailto: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.