TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£195,000









24 Tavistock, 12-14 Devonshire Place, Eastbourne, BN21 4AG

A CHAIN FREE 2 bedroom lower ground floor apartment forming part of this prestigious development directly off Eastbourne's seafront. Benefitting from video security entryphone system, double glazing and electric heating the accommodation comprises of a refitted kitchen and shower room, one double, one single bedroom and spacious lounge. Eastbourne town centre and mainline railway station are both within easy walking distance and an internal inspection comes highly recommended.

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24 Tavistock
12-14 Devonshire Place,
Eastbourne, BN21 4AG

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Main Features

- CHAIN FREE 2 Bedroom Lower Ground Floor Apartment
- Spacious Lounge
- Refitted Kitchen
- Refitted Shower Room/WC
- One Double Bedroom & One Single Bedroom
- Video Security Entryphone System
- Double Glazing & Electric Heating
- Prestigious Development Directly Off Eastbourne's Seafront
- Easy Walking Distance To Eastbourne Town Centre & Mainline Railway Station
- Internal Inspection Comes Highly Recommended

Entrance
Communal entrance with security entry phone system. Stairs and lift down to lower ground floor private entrance door to -

Hallway
Night storage heater. Built-in cupboard. Video entryphone handset.

Bedroom 2
10'1 x 5'3 (3.07m x 1.60m)
Electric radiator. Double glazed window.

Fitted Kitchen
10'3 x 10'0 (3.12m x 3.05m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in hob with extractor cooker hood above. Eye level electric oven. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Double glazed window.

Lounge
14'6 x 13'1 (4.42m x 3.99m)
Electric radiator. 2 Double glazed windows. Door to bedroom 1 and inner hallway.

Bedroom 1
15'10 x 10'4 (4.83m x 3.15m)
Electric radiator. Double glazed window.

Inner Hallway
Airing cupboard housing hot water cylinder and further built-in cupboard. Door to -

Shower Room/WC
Suite comprising large shower cubicle. Low level WC. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Part tiled walls. Chrome heated towel rail. Extractor fan. Electric fan heater. Frosted double glazed window.

EPC = E

Council Tax Band = C

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: Awaiting confirmation
Maintenance: £939.16 per quarter which includes water rates and contribution to the sinking fund
Lease: 132 years remaining. We have been advised of the remaining 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.