TOWN FLATS

01323 416600

Leasehold

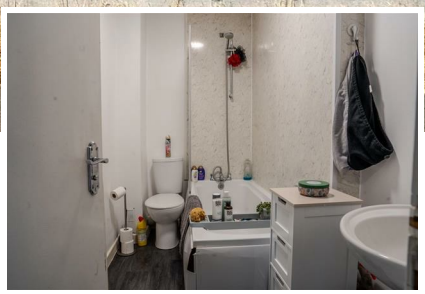
2 Bedroom | 1 Reception | 1 Bathroom

£180,000









3 Thornwood, The Avenue, Eastbourne, BN21 3YB

GUIDE PRICE £180,000 -£190,000
A spacious and well proportioned 2 bedroom first floor converted flat situated in Upperton opposite wonderful gardens and within walking distance of the town centre and mainline railway station. Benefits include a bay windowed lounge/dining room with opening to a fitted kitchen, 2 double bedroom and a bathroom/WC. Further benefits include a share of the freehold, double glazing, gas central heating and off street parking on a first come first served basis.

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Main Features

- Spacious & Well Proportioned 2 Bedroom First Floor Apartment
- Bright Bay Windowed Lounge/Dining Room
- Fitted Kitchen Open To The Living Area
- 2 Generous Double Bedrooms
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Prime Upperton Location Opposite Beautiful Gardens
- Within Walking Distance Of The Town Centre & Railway Station
- Off Street Parking On A First Come First Served Basis

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

Hallway
Radiator. Entryphone handset. Coved ceiling. Double glazed window.

Bay Windowed Lounge/Dining Room
17'0 x 15'0 (5.18m x 4.57m)
Radiator. Coved ceiling. Double glazed bay window to front aspect. Opening to -

Fitted Kitchen
9'11 x 6'4 (3.02m x 1.93m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring.

Bedroom 1
13'5 x 9'7 (4.09m x 2.92m)
Radiator. Coved ceiling. 2 Double glazed windows.

Double Aspect Bedroom 2
12'5 x 10'5 (3.78m x 3.18m)
Radiator. Double glazed bay window to front aspect, further double glazed window to side aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Panelled walls. Extractor fan.

Parking
Off street parking is available on a first come first served basis.

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: Approximately £200 per calendar month
Lease: 125 years from 2022. 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.