



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£114,950



92 Snowdon Close, Eastbourne, BN23 8HZ

A CHAIN FREE one bedroom first floor apartment that is within easy walking distance of Langney Shopping Centre. Providing well proportioned accommodation the flat benefits from a double bedroom, bay windowed lounge and open plan fitted kitchen. Further benefits include electric heating and an allocated parking space in the front of the block.



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info@townflats.com

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Eastbourne, BN23 8HZ

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Main Features

- Spacious Langney Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen
- Bathroom/WC
- Electric Heating
- Allocated Parking Space

Entrance

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

Hallway

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

Bay Windowed Lounge

15'11 x 10'2 (4.85m x 3.10m)

Night storage heater. Coved ceiling. Television point. Bay window to front aspect.

Open Plan Fitted Kitchen

10'2 x 6'6 (3.10m x 1.98m)

Range of fitted white wall and base units with matching worktop. Inset single drainer sink unit with mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Window to side aspect.

Bedroom

9'8 x 8'4 (2.95m x 2.54m)

Electric heater. Coved ceiling. Built-in wardrobe. Wood effect flooring. Window to front aspect.

Bathroom/WC

Coloured suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Inset spotlights. Wall mounted electric heater.

Parking

Allocated parking space.

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: £80 per annum

Maintenance: £1387.71 per annum

Lease: 63 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.