



TOWN FLATS



01323 416600

Leasehold

Guide Price

£180,000 - £190,000



1 Bedroom



1 Reception



1 Bathroom



Flat 4, 7 Gorringe Road, Eastbourne, BN22 8XL

GUIDE PRICE £180,000 - £190,000

Situated in a peaceful and highly desirable part of Eastbourne, this beautifully presented one bedroom flat offers bright, comfortable living in a truly tranquil location. Enjoying a sunny aspect throughout the day, the property feels light and welcoming, making it an ideal home for first time buyers, downsizers or investors. The accommodation is well maintained and thoughtfully arranged, featuring a spacious living area, a well appointed kitchen and a comfortable bedroom. Large windows allow natural light to fill the space, enhancing the warm and inviting atmosphere. One of the standout features of this lovely home is the private garden, providing the perfect spot for relaxing outdoors, gardening or entertaining during the warmer months. The property also benefits from allocated parking, offering convenience and peace of mind. Located within easy reach of local amenities, transport links and the seafront, this charming flat combines quiet surroundings with excellent accessibility.



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Main Features

- Beautifully Presented Upperton Apartment With Private Rear Garden
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Lawned Private Rear Garden With Patio Area

Entrance

Communal entrance with individual doorbells. Stairs to first floor private entrance door to -

Hallway

Loft access (not inspected).

Lounge

15'1 x 10'10 (4.60m x 3.30m)

2 electric radiators. 2 built-in storage cupboards. 2 double glazed windows to rear aspect.

Fitted Kitchen

9'0 x 5'8 (2.74m x 1.73m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to rear aspect.

Bedroom

12'4 x 12'4 (3.76m x 3.76m)

2 built-in wardrobes. 2 double glazed windows to front aspect.

Modern Bathroom/WC

White suite comprising panelled bath with shower above. Low level WC. Wash hand basin with mixer tap set in vanity unit. Extractor fan. Shaver point. Heated towel rail. Tiled floor. 2 double glazed windows to side aspect.

Outside

Private rear garden laid to lawn and patio.

EPC = E

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: £60 paid half yearly

Maintenance: £1481 paid half yearly

Lease: 170 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.