TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£140,000 - £150,000









9 Preston Court, 30 Upper Avenue, Eastbourne, BN21 3ZE

GUIDE PRICE £140,000 - £150,000
A well presented two bedroom second floor purpose built flat, offered chain free and benefiting from a recently extended 999 year lease with a PEPPERCORN GROUND RENT. The property has been newly decorated throughout and offers bright accommodation within a purpose built building with lift access. The property also benefits from first come, first served parking and is ideally situated in Upperton, within easy reach of Eastbourne train station and the town centre. An excellent opportunity for first time buyers, investors or those seeking a conveniently located home.

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Main Features

- Two Bedroom Second Floor Flat
- PEPPERCORN GROUND RENT
- Purpose Built Apartment With Lift
- Extended 999 Year Lease
- Newly Decorated Throughout
- First Come, First Served Parking
- Popular Upperton Location
- Close To Train Station & Town Centre
- Chain Free

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

Hallway

Lounge
11'5 x 8'3 (3.48m x 2.51m)
Electric radiator. Airing cupboard. Double glazed window to rear aspect.

Fitted Kitchen
8'11 x 6'7 (2.72m x 2.01m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated freezer. Space for one under counter appliance. Double glazed window to rear aspect.

Bedroom 1
8'11 x 8'10 (2.72m x 2.69m)
Electric radiator. Double glazed window to rear aspect.

Bedroom 2
10'0 x 5'6 (3.05m x 1.68m)
Electric radiator. Double glazed window to side aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point.

Parking
Residents parking on a first come first served basis.

EPC = C

Council Tax Band = B

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: Peppercorn
Maintenance: £791.18 paid half yearly PLUS £331.23 per annum for building insurance contribution
Lease: 999 years from 2024. 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.