TOWN FLATS

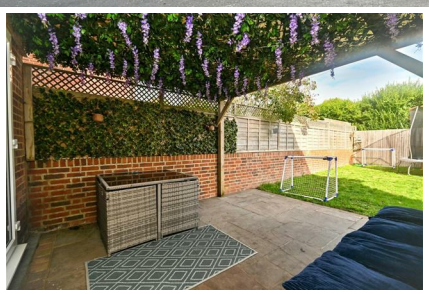
01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £210,000 - £220,000









Flat 1, 11A Channel View Road, Eastbourne, BN22 7LT

****Guide Price £210,000-£220,000**** A ground floor purpose built flat with private front and rear gardens, allocated parking and a share of freehold, together with the balance of a 999 year lease. The rear garden is accessed directly via double doors, creating a lovely indoor-outdoor feel. Situated immediately adjacent to the beach and Princes Park, the property is also close to bus routes, superstores and local amenities, with Eastbourne town centre and Sovereign Harbour both within easy reach. A great opportunity for those seeking a well located ground floor home with gardens and parking.

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Leasehold - Share of Freehold

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Main Features

- Ground Floor Garden Flat
- Front & Rear Gardens
- Double Doors onto Rear Garden
- Private Allocated Parking
- Share Of Freehold
- Balance of 999 Year Lease
- Double Glazed & Combi Boiler
- Well Presented Throughout
- Redoubt Location
- Adjacent to Beach & Princes Park

Entrance
Communal entrance with ground floor private entrance door to -

Hallway
Radiator. Cupboard.

Lounge
10'10 x 10'4 (3.30m x 3.15m)
Radiator. Double glazed patio doors to rear garden.

Fitted Kitchen
9'10 x 8'8 (3.00m x 2.64m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hon and oven under., Extractor cooker hood. Boiler. Plumbing and space for washing machine and fridge/freezer. Radiator. Double glazed door. Double glazed window to rear aspect.

Bedroom 1
13'2 x 10'5 (4.01m x 3.18m)
Radiator. Double glazed window to front aspect.

Bedroom 2
8'8 x 7'6 (2.64m x 2.29m)
Radiator. Double glazed windows to front & side aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard under. Heated towel rail. Frosted double glazed window.

Outside
Rear Garden: with patio covered seating area adjoining the lounge/kitchen doors and lawned area with gate to driveway.

Front Garden: walled and laid to wood chip.

Parking
Allocated parking.

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: N/A
Maintenance: 50% of costs as & when required
Lease: 992 years remaining. 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.