



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£160,000-£170,000



Flat 1 Castle Court, 346 Seaside, Eastbourne, BN22 7RJ

GUIDE PRICE £160,000 to £170,000

This spacious first floor purpose built flat offers two generous double bedrooms and is an ideal opportunity for a first time buyer or investors. Benefiting from gas central heating and double glazing throughout, the property is well proportioned and presented with convenience in mind. Offered chain free, it provides a straightforward purchase with plenty of potential to create a comfortable and practical home. Perfectly positioned above the Co-Op on the corner of Seaside and Churchdale Road, the flat enjoys a prime location close to everyday amenities and leisure attractions. The Seafront and Princes Park are just moments away, while larger superstores on Lottbridge Drove and the shops and restaurants at Sovereign Harbour are easily accessible. Excellent bus links further enhance connectivity, making this property both a practical and appealing choice in a highly sought after area.

Main Features

- Purpose Built Flat
- First Floor
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Double Glazing & Gas Central Heating Throughout
- Close to Seafront, Local Shops and Transport Links

Entrance

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

Hallway

Entry phone system. Radiator. Two built in storage cupboards.

Lounge

13'5 x 12'2 (4.09m x 3.71m)

Radiator. Double glazed window to front aspect.

Kitchen

9'1 x 8'1 (2.77m x 2.46m)

Semi open plan kitchen with fitted range of white wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset gas hob with electric oven under. Space for washing machine and fridge freezer.

Bedroom 1

14'7 x 9'2 (4.45m x 2.79m)

Radiator. Double glazed window to front aspect.

Bedroom 2

11'3 x 11'3 (3.43m x 3.43m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

COUNCIL TAX BAND = B

EPC = C

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: £200 per annum.

Maintenance: £550 per annum.

Lease: 112 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.