TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£139,950









36B Port Road, Eastbourne, BN22 9DR

A well proportioned two bedroom first floor maisonette, enjoying its own PRIVATE ENTRANCE and a lawned garden in the popular Hampden Park area. Forming part of a purpose-built building, the property has been thoughtfully reconfigured, with the kitchen relocated into the lounge to create a second bedroom. The accommodation now offers a bright open-plan lounge/kitchen, two bedrooms and a modern fitted bathroom, with further benefits including double glazing and gas central heating. Outside, the property enjoys its own area of lawned garden together with a useful brick-built storage shed. Conveniently positioned within easy reach of local shops, amenities, bus routes and Hampden Park mainline railway station, this versatile maisonette is offered CHAIN FREE and represents an excellent opportunity for first-time buyers or investors. The property has approximately 81 years remaining on the lease.

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Main Features

- Two Bedroom First Floor Maisonette
- Private Entrance
- Open Plan Lounge/Kitchen
- Modern Fitted Bathroom/WC
- Private Lawned Garden
- Double Glazing & Gas Central Heating
- Useful Brick Built Storage Shed
- Approximately 81 Year Lease
- Purpose Built Property
- Popular Hampden Park Location – CHAIN FREE

Entrance Porch
Double glazed entrance porch with windows to front & side aspect. Double glazed door to front. Understairs storage cupboard. Stairs from first floor Landing.

Landing
Loft access (not inspected). Double glazed window to side aspect.

Open Plan Lounge/Fitted Kitchen
16'4 x 12'6 (4.98m x 3.81m)
Radiator. Double glazed window to front aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and oven under. Extractor cooker hood.

Inner Hallway

Bedroom 1
11'9 x 9'9 (3.58m x 2.97m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
9'6 x 8'1 (2.90m x 2.46m)
Radiator. Double glazed windows to rear & side aspects.

Bathroom/WC
White suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Frosted double glazed window.

Outside
External storage cupboard.

EPC = D

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: Included in the maintenance charge
Maintenance: £657.41 per annum which include £10 per annum ground rent charge
Lease: 125 years from 1983. 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.