



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £199,950



### 5 Lascelles Mansions, 8-10 Lascelles Terrace, Eastbourne, BN21 4BJ

An extremely spacious 2 bedroom ground floor apartment with private courtyard garden and private entrance door. Enviably situated yards from Eastbourne seafront and theatres the flat has undergone much improvement and benefits from a refitted open plan kitchen with integrated appliances, lounge with wonderful feature fireplace, 2 double bedrooms and a refitted bathroom. The flat has an extended lease term and an internal inspection comes very highly recommended.



[www.town-property.com](http://www.town-property.com)



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8-10 Lascelles Terrace,  
Eastbourne, BN21 4BJ

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Main Features

- Extremely Spacious West Town Centre Garden Apartment
- 2 Bedrooms
- Ground Floor
- Open Plan Lounge/Refitted Kitchen
- Wonderful Feature Fireplace
- Modern Bathroom/WC
- Private Courtyard Garden
- Yards From Eastbourne Seafront
- Extended Lease Term

Entrance

Stairs down to private entrance door to -

Entrance Lobby

Light. Built-in cupboard. Further door to -

Open Plan Lounge/Refitted Kitchen

20'10 x 16'10 (6.35m x 5.13m )

Radiators. Wonderful feature fireplace with stone hearth. Coved ceiling. Wood effect flooring. Bay window.

Refitted Open Plan Kitchen Area

Modern range of fitted wall and base units. Solid wood worktop with inset ceramic sink with mixer tap. Built-in electric oven and hob with extractor cooker hood. Integrated fridge/freezer and washing machine. Part tiled walls. Door to -

Inner Hallway

Radiator. Coved ceiling. Wood effect flooring. Door to bedroom 1. Opening to inner lobby/hallway.

Bedroom 1

15'9 x 11'3 (4.80m x 3.43m )

Radiator. Coved ceiling. Double glazed French doors to garden.

Inner Lobby/Hallway

Wood effect flooring. Doors to bathroom and bedroom 2.

Bedroom 2

14'10 x 10'2 (4.52m x 3.10m )

Radiator. Built-in cupboard housing gas boiler. 2 Double glazed windows.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

Outside

The courtyard garden is laid to decking with gated rear access.

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: £100 per annum**

**Maintenance: £362 per quarter**

**Lease: 110 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.