



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£149,950



73 Snowdon Close, Eastbourne, BN23 8HW

A well presented one bedroom second (top) floor apartment situated in Langney within comfortable walking distance of Langney Shopping Centre. The flat benefits from a security entryphone system, double bedroom with fitted wardrobe, refitted shower room and fitted open plan kitchen. Further benefits include an extended lease term, zero ground rent, an allocated parking space and double glazing. An internal inspection comes highly recommended.



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Eastbourne, BN23 8HW

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Main Features

- Well Presented Langney Apartment
- 1 Bedroom
- Second (Top) Floor
- Lounge
- Open Plan Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- Extended Lease Term With Zero Ground Rent

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder. Further built-in cupboard. Loft access (not inspected).

Lounge

15'9 x 9'10 (4.80m x 3.00m)
Electric heater. Coved ceiling. Television point. Double glazed bay window.

Open Plan Fitted Kitchen

9'9 x 6'4 (2.97m x 1.93m)
Range of fitted white wall and base units. Marble effect worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Coved ceiling.

Double Bedroom

9'8 x 8'4 (2.95m x 2.54m)
Electric heater. Coved ceiling. Built-in double wardrobe. Double glazed window.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. vanity unit with inset wash hand basin, mixer tap & cupboard below. Tiled walls. Extractor fan. Chrome heated towel rail.

Parking

The flat has an allocated parking space.

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: N/A
Maintenance: £1387.71 per annum
Lease: 189 years from 1989

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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.