TOWN FLATS

01323 416600

Leasehold - Share of Freehold

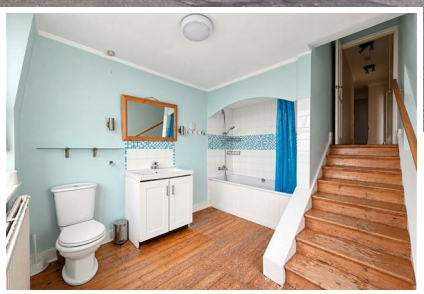
1 Bedroom | 1 Reception | 1 Bathroom

£129,950









Flat 7, 26 Hyde Gardens, Eastbourne, BN21 4PX

An excellent opportunity to acquire a spacious split level apartment with a share of freehold and a newly extended 999 year lease, situated in the very heart of Eastbourne town centre. Currently arranged as a one double bedroom flat, the property offers exciting potential to reconfigure the accommodation into a two bedroom home, subject to any necessary consents, by relocating the kitchen into the generously sized principal bedroom. The existing accommodation comprises a lounge, separate kitchen/dining room, double bedroom and bathroom, with further benefits including double glazing and gas central heating. Perfectly positioned for town centre living, the property is just moments from Eastbourne's mainline railway station, extensive shopping facilities, restaurants and cafés, while the seafront and beach are also within easy walking distance. Offered chain free, this versatile apartment represents an excellent opportunity for first time buyers, investors or anyone looking to add value in an exceptionally convenient central location.

www.town-property.com info@townflats.com

Leasehold - Share of Freehold

Flat 7, 26 Hyde Gardens, Eastbourne, BN21 4PX

£129,950

Main Features

- Spacious Split Level Apartment
- Share Of Freehold
- Newly Extended 999 Year Lease
- Potential To Create Two Bedrooms (STNC)
- Generous Kitchen
- Double Glazing And Gas Central Heating
- Immediate Town Centre Location
- Moments From Mainline Railway Station
- Walking Distance To Seafront
- Chain Free

Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

Hallway
Radiator. Entryphone handset. 2 double storage cupboards. Exposed wooden floorboards.

Lounge
14'1 x 12'2 (4.29m x 3.71m)
Radiator. Fitted units to chimney breast recess. Exposed wooden floorboards. Double glazed window to front aspect.

Fitted Kitchen
10'10 x 8'3 (3.30m x 2.51m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine. Radiator. Exposed wooden floorboards. Double glazed window to front aspect.

Bedroom
17'4 x 10'10 (5.28m x 3.30m)
Radiator. Built-in wardrobe. Exposed wooden floorboards. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath enclosure with shower over. Low level WC. Wash hand basin set in vanity unit. Radiator. Shaver point. Exposed wooden floorboards. Double glazed windows to the rear aspect and double glazed fire escape door to the side aspect.

EPC = D

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: £377.35 per quarter
Lease: We have been advised that the lease has just been extended to 999 years. We have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.