TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£154,950









4 Williams Court, Priory Road, Eastbourne, BN23 7AU

This spacious first floor, purpose built flat offers two generous double bedrooms and bright, well proportioned accommodation throughout. With an extended lease of approximately 170 years, it presents an excellent opportunity for first time buyers or investors seeking a long term asset in a well connected area. Conveniently located close to local shops, schools and transport links, the property also benefits from easy access to Sovereign Harbour and Langney Shopping Centre, offering a wide range of leisure and retail options.

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

Leasehold

4 Williams Court, Priory Road, Eastbourne, BN23 7AU

£154,950

Main Features

- Spacious & Well Presented Langney Apartment
- 2 Double Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Residents Parking Facilities
- Extended Lease Term

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

Hallway
Radiator. 3 cupboards.

Lounge
16'1 x 10'1 (4.90m x 3.07m)
Radiator. 2 Double glazed windows.

Fitted Kitchen
9'10 x 7'10 (3.00m x 2.39m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and oven under. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Double glazed window to rear aspect.

Bedroom 1
11'7 x 10'5 (3.53m x 3.18m)
Radiator. Fitted wardrobes. Double glazed window to side aspect.

Bedroom 2
10'10 x 10'3 (3.30m x 3.12m)
Radiator. Double glazed window to side aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Frosted double glazed window.

Parking
Residents parking facilities.

EPC = C

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 215 years from 1981. We have been advised of the lease term, 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.