



TOWN FLATS



📞 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£139,950



89 Fountains Close, Eastbourne, BN22 0XE

Situated in the popular Hampden Park area, this well presented one bedroom first floor apartment offers generous living space and is set in a large open area with greenery surrounding the property both at the front & the back. The property features a bright and spacious living room, a large kitchen with ample storage and space, and a well proportioned double bedroom. Off the entrance hallway, you'll find a walk-in wardrobe, offering excellent additional storage rarely found in properties of this type. Warmth and efficiency are provided by a Nest controlled gas central heating system, adding a modern touch to this comfortable home. Residents benefit from communal parking nearby. Located close to Hampden Park station, local shops and scenic parks, this apartment is ideal for first-time buyers, downsizers or investors alike.

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Eastbourne, BN22 0XE

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Main Features

- Well Presented Hampden Park Apartment
- 1 Double Bedroom
- Large Walk-in Wardrobe Off The Hallway
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Professionally Installed Quick Step Laminate Flooring
- Nest Heating System
- Double Glazing
- Residents Parking Facilities

Entrance

External communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Radiator. Airing cupboard. Quick step laminate flooring. Door to -

Large Walk-in Wardrobe

With shelving and hanging space.

Lounge

15'5 x 10'8 (4.70m x 3.25m)

Radiator with Nest heating system. Quick step laminate flooring. Double glazed window to rear aspect.

Fitted Kitchen

9'3 x 7'7 (2.82m x 2.31m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washer/dryer and dishwasher. Space for fridge/freezer and cooker. Marble flooring. Double glazed window to front aspect.

Bedroom

12'4 x 9'1 (3.76m x 2.77m)

Radiator. Space for wardrobes. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with wall mounted rainfall shower and hand held attachment. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard below. Laminate flooring. Heated towel rail. Double glazed window to front aspect.

Parking

There are residents parking facilities.

EPC = B

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: £10 per annum

Maintenance: £153.49 per calendar month which includes building insurance

Lease: 125 years from 2011. 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.