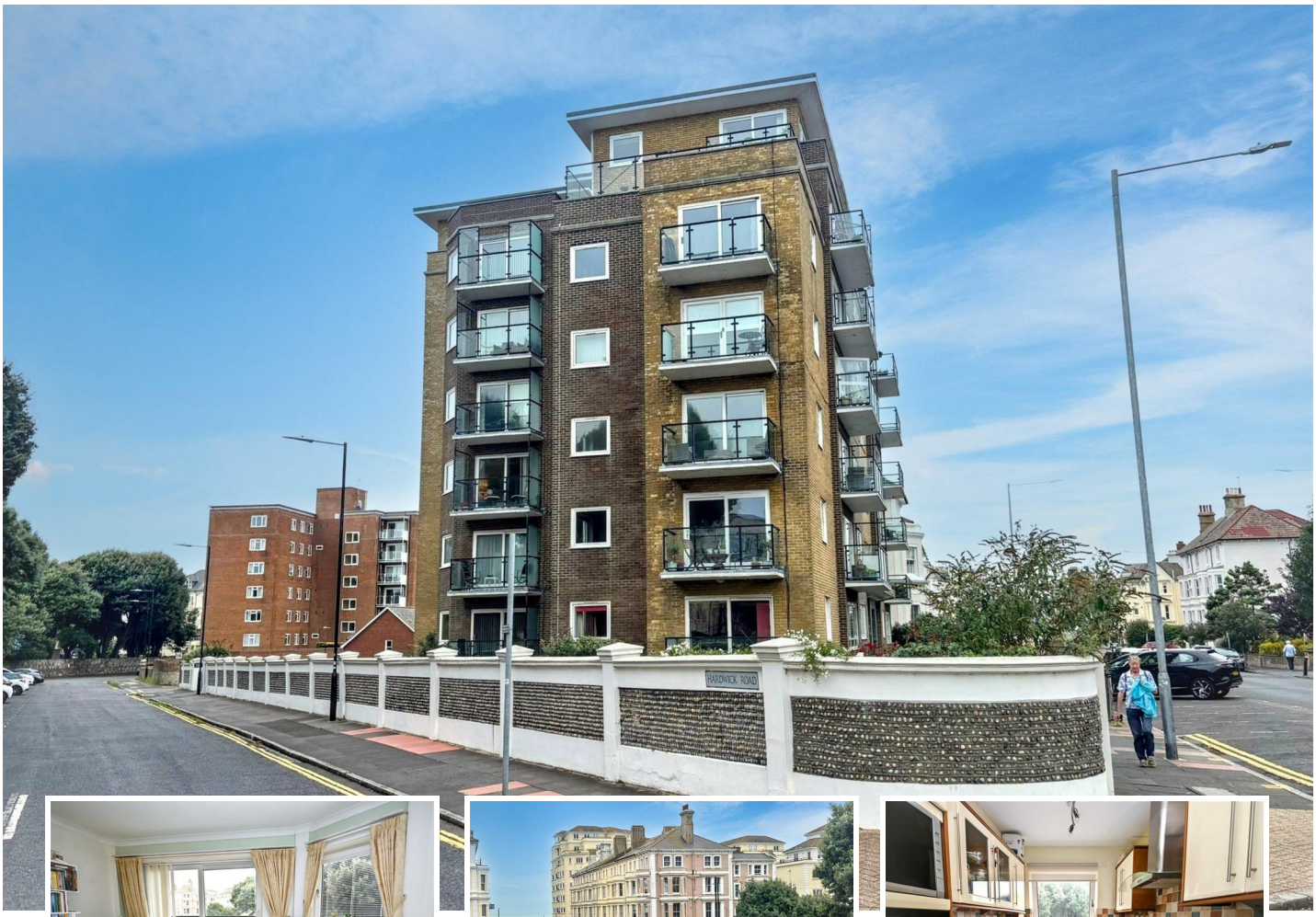
TOWN FLATS

01323 416600

Leasehold

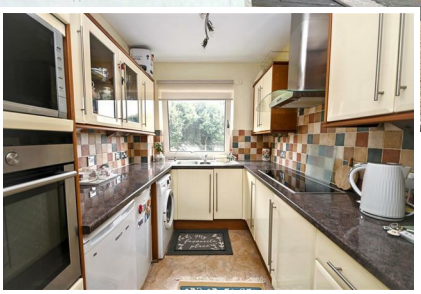
1 Bedroom | 1 Reception | 1 Bathroom

Guide Price £175,000 - £185,000









11 West House, Chiswick Place, Eastbourne, BN21 4NJ

GUIDE PRICE £175,000 - £185,000
A one bedroom second floor apartment that forms part of this popular development and benefits from wonderful views over Devonshire Park tennis courts and towards the sea. Enviably situated yards from the seafront and within comfortable walking distance of the town centre the apartment benefits from a double bedroom, fitted kitchen, shower room, separate cloakroom and double aspect lounge with access to the balcony. The flat has an extended lease term, double glazing and electric heating. An internal inspection comes highly recommended.

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Leasehold

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Main Features

- 1 Bedroom 2nd Floor Apartment Within Popular Development
- Double Aspect Lounge With Access To The Balcony
- Balcony Providing Enjoyable Outdoor Space With Views Over The Communal Gardens & Towards The Sea.
- Fitted Kitchen
- Modern Shower Room & Separate Cloakroom
- Double Glazing & Electric Heating
- Visitors & Residents Parking Facilities
- Extended Lease Term
- Situated Yards From The Seafront
- Within Comfortable Walking Distance Of Eastbourne Town Centre

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

Hallway
Electric heater. Rubbish chute. Fitted cupboard. Entryphone handset. Fitted cupboard with over head storage.

Double Aspect Lounge
14'10 x 11'9 (4.52m x 3.58m)
Electric heater. Coved ceiling. Double glazed window and door to -

Sun Balcony
With wonderful views over the communal gardens and towards the sea.

Fitted Kitchen
11'7 x 7'2 (3.53m x 2.18m)
Range of fitted high gloss wall and base units. Marble worktop with inset one & a half single drainer sink unit and mixer tap. Built-in electric hob with stainless steel extractor cooker hood. Eye level double oven. Plumbing and space for washing machine. Built-in microwave. Space for undercounter fridge and freezer. Part tiled walls. Double glazed window with wonderful views over Devonshire Park tennis courts.

Bedroom
13'7 x 13'7 (4.14m x 4.14m)
Electric heater. Coved ceiling. Wall lights. Double glazed window with wonderful views over Devonshire Park tennis courts.

Cloakroom
Low level WC with concealed cistern. Wash hand basin. Tiled walls. Inset spotlights. Frosted double glazed window.

Modern Shower Room
Suite comprising shower cubicle. Wash hand basin set in vanity unit with mixer tap and cupboard under. Tiled walls. Heated towel rail. Inset spotlights. Frosted double glazed window.

Other Details
The apartment has a lock-up storage room.

Parking
The development has visitors and residents parking facilities.

Council Tax Band = B

EPC = D

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: Peppercorn
Maintenance: £495 per quarter
Lease: 115 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.