TOWN FLATS

01323 416600

Leasehold

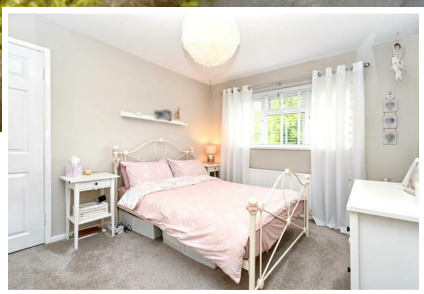
1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£145,000 - £155,000









27b Midhurst Road, Eastbourne, BN22 9HN

*** GUIDE PRICE £145,000 - £155,000 ***
Immaculately presented and thoughtfully updated by the current owner, this superb one bedroom maisonette offers stylish, bright and spacious accommodation throughout. Benefiting from its own private entrance, the property has been tastefully redecorated and features a contemporary refitted bathroom, creating a home that is ready to move straight into. The well proportioned accommodation is complemented by ample storage solutions and an abundance of natural light, while outside, a rear garden provides the perfect space for relaxation and entertaining. Ideally situated within walking distance of a mainline railway station and a range of excellent local amenities, this attractive home combines convenience with comfort. An outstanding opportunity for first time buyers seeking their first step onto the property ladder, as well as investors looking for a desirable and well maintained addition to their portfolio. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

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Main Features

- Spacious Maisonette
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Patio Rear Garden

Entrance
Double glazed front door to-

Entrance Hallway
Double glazed window. Stairs to first floor.

Stairs from Ground to First Floor Landing
Radiator. Cupboard. Double glazed window.

Lounge
13'3 x 12'2 (4.04m x 3.71m)
Radiator. Double glazed window to front aspect.

Inner Hallway

Bedroom 1
11'7 x 9'9 (3.53m x 2.97m)
Radiator. Two cupboards. Double glazed window to rear aspect.

Kitchen
9'3 x 8'0 (2.82m x 2.44m)
Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for appliances. Wall mounted boiler. Radiator. Double glazed windows to rear and side aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to patio and shingle.

COUNCIL TAX BAND = A

EPC = C

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: £136 per annum.
Lease: 173 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.