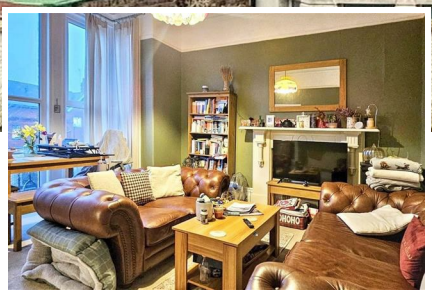
TOWN FLATS

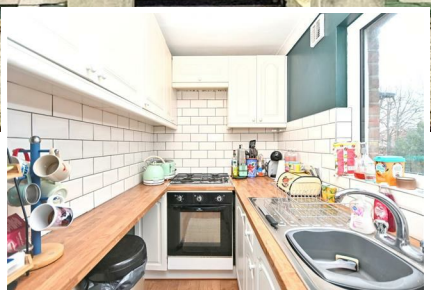
01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

£185,000





Flat 3, 16 Enys Road, Eastbourne, BN21 2DN

An extremely spacious one bedroom hall floor apartment that forms part of this imposing detached residence. Enviably situated in Upperton the flat is well presented with many original character features. Benefits include a wonderful bay windowed lounge and bedroom with feature fireplaces and corniced ceilings, refitted kitchen, replacement boiler and double glazing. Eastbourne's town centre and mainline railway station are within comfortable walking distance. With a lease in excess of 900 years an internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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£185,000

Main Features

- Extremely Spacious & Well Presented Upperton Apartment
- 1 Double Bedroom
- Hall Floor
- Spacious Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating With Replacement Boiler
- Original Character Features
- Lease In Excess Of 900 Years

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

Hallway
Corniced ceiling.

Spacious Bay Windowed Lounge
14'6 x 14'3 (4.42m x 4.34m)
Radiator. Corniced ceiling. Ceiling rose. Feature fireplace with ornate surround. Television point. Double glazed bay window to rear aspect. Opening to -

Fitted Kitchen
9'11 x 4'11 (3.02m x 1.50m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Part tiled walls. Space for fridge/freezer. Plumbing and space for washing machine.. Wall mounted gas boiler. Wood effect flooring. Double glazed window.

Double Bedroom
14'10 x 14'1 (4.52m x 4.29m)
Radiator. Feature fireplace with marble surround and hearth. Corniced ceiling. Ceiling rose. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled corner bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Coved ceiling. Radiator. Frosted double glazed window.

EPC = D

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: £82.50 per calendar month
Lease: 960 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.