TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£175,000









1 Broad Oaks, 32 Silverdale Road, Eastbourne, BN20 7EU

A well presented two bedroom ground floor apartment, ideally situated within this popular development in Lower Meads and within comfortable walking distance of the town centre. The property benefits from an enclosed private rear garden, accessed directly from the lounge, along with two generously sized double bedrooms, a refitted shower room/WC, double glazing and gas central heating. The apartment is offered for sale CHAIN FREE and includes a share of the freehold. An internal inspection is highly recommended to fully appreciate the accommodation and location on offer.

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Leasehold - Share of Freehold

1 Broad Oaks,
32 Silverdale Road,
Eastbourne, BN20 7EU

£175,000

Main Features

- Well Presented 2 Bedroom Ground Floor Apartment
- Enclosed Private Rear Garden
- Direct Garden Access From The Lounge
- Spacious Fitted Kitchen
- Modern Refitted Shower Room/WC
- 2 Generously Sized Double Bedrooms
- Double Glazing & Gas Central Heating
- Offered For Sale CHAIN FREE With Share Of Freehold
- Convenient Walking Distance Of The Town Centre
- Popular Development In Lower Meads

Entrance
Ground floor communal entrance with security entry phone handset. Stairs and lift down to private entrance door to - -

Hallway
Radiator. Coved ceiling. Entry phone handset. Airing cupboard housing hot water cylinder. Further built-in cupboard.

Lounge
13'7 x 10'10 (4.14m x 3.30m)
Radiator. Coved ceiling. Wall lights. Phone point. Double glazed window and door to garden.

Fitted Kitchen
10'8 x 7'1 (3.25m x 2.16m)
Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in gas hob with extractor cooker hood. Eye level electric oven. Space for upright fridge/freezer. Plumbing & space for washing machine and tumble dryer. Cupboard housing gas boiler. Tiled walls. Double glazed window.

Bedroom 1
11'3 x 7'10 (3.43m x 2.39m)
Radiator. Coved ceiling. Fitted wardrobes and overhead storage. Double glazed window.

Bedroom 2
10'11 x 9'11 (3.33m x 3.02m)
Radiator. Coved ceiling. Two double glazed windows.

Modern Shower Room/WC
White suite comprising of shower cubicle. Low level WC and vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Extractor fan. Tiled walls. Chrome heated towel rail.

Outside
The flat has a walled private garden accessed off of the lounge. The garden is laid to patio with a raised flower bed. There is also an area of private lawned garden.

Other Details
The flat has a private storage room.

AGENTS NOTE:
NO PETS ARE PERMITTED IN THE BUILDING.

EPC = C

Council Tax Band = 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: N/A
Maintenance: £3573.00 per annum
Lease: 999 years from 2016. 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.