


Leasehold

# £189,950

 2 Bedroom

 1 Reception

 1 Bathroom



## Flat 2, 57 Enys Road, Eastbourne, BN21 2DN

\*\*\*CASH BUYERS ONLY DUE TO REMAINING LEASE TERM OF 62 YEARS\*\*\*

An extremely spacious two bedroom first floor apartment enviably situated in Upperton. Having undergone improvement by the current vendor the flat benefits from two double bedrooms, a refitted kitchen & bathroom and gas central heating. Eastbourne town centre and mainline railway station are both within comfortable walking distance.



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## Main Features

- CASH BUYER ONLY DUE TO REMAINING LEASE OF 62 YEARS
- Converted Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Sash Windows
- Gas Central Heating

## Entrance

Communal entrance with stairs to first floor private entrance door to –

## Split Level Hallway

Radiator. Coved ceiling. Inset spotlights.

## Lounge

17'11 x 13'5 (5.46m x 4.09m)

Radiator. Corniced ceiling. Picture rail. Marble fireplace with ornate surround. Tiled floor. Ceiling rose. Serving hatch. Sash bay windows.

## Fitted Kitchen

8'6 x 6'1 (2.59m x 1.85m)

Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven with extractor cookerhood. Space for upright fridge/freezer. Wall mounted gas boiler. Serving hatch. Part tiled walls. Sash window to front aspect.

## Bedroom 1

14'7 x 13'4 (4.45m x 4.06m)

Radiator. Feature fireplace with marble surround and hearth. Corniced ceiling. Picture rail. Two sash windows.

## Bedroom 2

13'7 x 12'7 (4.14m x 3.84m)

Radiator. Feature fireplace with marble mantle and surround. Two built-in cupboards. Two sash windows to rear aspect.

## Modern Bathroom/WC

Refitted white suite comprising freestanding bath with chrome mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

EPC = D.

Council Tax Band B.

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: As & when required.**

**Lease: 62 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.