TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£179,950



26A Beltring Road, Eastbourne, BN22 8JH

A beautifully presented two double bedroom ground floor garden apartment, offering the rare advantage of its own private entrance and a wonderfully generous rear garden. Well maintained throughout, the property combines bright and spacious accommodation with the feel of a private home, making it an ideal first purchase, downsizing opportunity or investment. Both bedrooms are comfortable doubles, while the living space is well proportioned and complemented by a modern kitchen and bathroom, all presented in excellent decorative order. To the rear, the property truly comes into its own with a large sunny private garden, thoughtfully arranged with a combination of lawn and patio to create the perfect setting for outdoor dining, entertaining and relaxing. Double gates and a dropped kerb provide the option to create secure off road parking if desired. Further benefits include a lease extension on completion, resulting in a 125 year lease with peppercorn ground rent for long term peace of mind. Conveniently situated in the popular Seaside area, the property is within easy reach of the beach, town centre, regular bus routes and Eastbourne mainline railway station.

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Main Features

- Spacious Ground Floor 2 Double Bedroom Apartment
- Private Front Door Providing A House Like Feel
- Large Sunny Private Rear Garden With Lawn And Patio
- Double Gates & Dropped Kerb Offering Potential Off-Road Parking
- Beautifully Presented Throughout
- Modern Kitchen and Bathroom
- Lease Extension To 125 Years
- Close To The Beach, Town Centre & Bus Routes
- Convenient Access To Eastbourne Mainline Railway Station

Entrance
Private double glazed entrance door to -

Hallway
Radiator. Cupboard.

Lounge
10'10 x 9'10 (3.30m x 3.00m)
Electric fireplace. Radiator. Double glazed window to rear aspect.

Fitted Kitchen
9'11 x 6'9 (3.02m x 2.06m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Extractor cooker hood. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Double glazed window to rear aspect. Double glazed door to rear garden.

Bedroom 1
10'10 x 10'3 (3.30m x 3.12m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'1 x 9'0 (3.38m x 2.74m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Outside
Private rear garden mainly laid to lawn with double gates and dropped kerb for vehicle access and patio area adjoining the property.

Council Tax Band = A

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: As & when required
Lease: 125 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.