TOWN FLATS

01323 416600

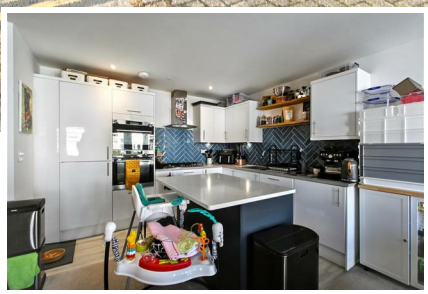
Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£230,000 - £250,000









Flat 6, 4 The Avenue, Eastbourne, BN21 3FE

GUIDE PRICE £230,000 - £250,000
Immaculately presented throughout, this superb second floor apartment offers stylish and contemporary living in the heart of Eastbourne. Boasting two generous double bedrooms, the principal bedroom benefits from a modern en-suite shower room, whilst the remainder of the accommodation is equally well appointed and beautifully maintained. The impressive open plan lounge/kitchen/dining room provides a bright and sociable living space, featuring a contemporary fitted kitchen with quartz top kitchen island with storage , ideal for both everyday living and entertaining. A Juliette balcony enhances the living area, allowing plenty of natural light and enjoying an attractive outlook. Ideally situated within walking distance of Eastbourne's excellent amenities, the property is perfectly placed for easy access to the mainline railway station, theatres, restaurants, shopping facilities, medical centres, the seafront and beach.

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Main Features

- Well Presented Town Centre Apartment
- 2 Bedrooms
- Second Floor
- Open Plan Lounge/Diner/Fitted Kitchen With Quartz Top Island With Storage
- Juliette Balcony
- En-Suite Shower Room/WC
- Further Shower Room/WC
- Double Glazing
- Yards From Eastbourne Railway Station & Town Centre

Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway
Radiator. Double storage cupboard housing boiler.

Open Plan Lounge/Fitted Kitchen/Diner
19'7 x 14'2 (5.97m x 4.32m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in 5 ring gas hob. 'Eye' level oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Quartz top kitchen island with storage .

Bedroom 1
13'8 x 11'7 (4.17m x 3.53m)
Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower room/WC
Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Extractor fan.

Bedroom 2
11'7 x 10'10 (3.53m x 3.30m)
Radiator. 2 double glazed windows.

Modern Shower Room/WC
Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Extractor fan.

EPC = B

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: £125 paid half yearly
Maintenance: £541.60 paid quarterly
Lease: 116 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.