



Leasehold - Share of Freehold

Guide Price

£210,000 - £230,000

 2 Bedroom

 1 Reception

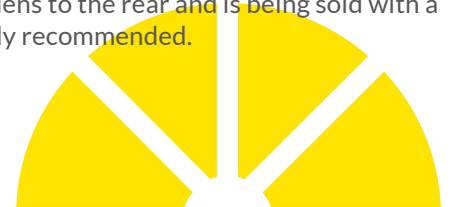
 1 Bathroom



Flat 6, 9 Spencer Road, Eastbourne, BN21 4PB

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An extremely well presented two bedroom hall floor apartment forming part of this attractive semi-detached residence. Enviably situated in Eastbourne's West town centre the flat is within comfortable walking distance of the theatres, mainline railway station and seafront. The flat benefits from a stunning bay windowed lounge with floor to ceiling sash windows, two double bedrooms, fitted open plan kitchen and refitted bathroom suite. The flat has lawned communal gardens to the rear and is being sold with a share in the freehold. Being offered CHAIN FREE an internal inspection comes very highly recommended.



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Main Features

- Converted Flat
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge
- Open Plan Fitted Kitchen
- Modern Bathroom
- Lawned Communal Gardens
- Ideally Located For Eastbourne Seafront & Town Centre
- CHAIN FREE

Entrance

Stairs to communal entrance with security entryphone system. Hall floor private entrance door to –

Split Level Hallway

Entryphone handset. Built-in cupboard.

Bay Windowed Lounge

18'1 x 14'9 (5.51m x 4.50m)

Electric radiator. Television point. Stripped floor boards. Wonderful bay window to front aspect with floor to ceiling sash window.

Open Plan Fitted Kitchen

7'4 x 5'1 (2.24m x 1.55m)

Modern range of fitted lightwood wall and base units with chrome handles. Built-in electric oven and hob. Extractor cooker hood. inset single drainer sink unit with mixer tap. Part tiled walls. Breakfast bar.

Bedroom 1

11'2 x 10'7 (3.40m x 3.23m)

Electric radiator. Range of built-in wardrobes. Double glazed window to rear aspect overlooking communal gardens.

Bedroom 2

11'10 x 8'8 (3.61m x 2.64m)

Electric radiator. Coved ceiling. Double glazed window to rear aspect overlooking the communal garden.

Modern Bathroom

White suite comprising panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Extractor fan.

Outside

The flat has lawned communal gardens to the rear with mature trees and shrubs giving a high level of seclusion.

EPC = E.

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: £255 per calendar month which includes building insurance & contribution into reserve fund.

Lease: 144 years remaining. We have been advised of the if 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.