



Leasehold - Share of Freehold

 2 Bedroom

 1 Reception

 1 Bathroom

# £249,950



## Garden Flat, 24 Eversfield Road, Eastbourne, BN21 2AS

An extremely well presented two bedroom ground floor apartment within this attractive period terraced house with its own private front and rear gardens. Enviably situated in Upperton the flat benefits from a refitted kitchen and bathroom, spacious lounge, dining hallway and private entrance door. The private courtyard garden to the rear has gated access to a shared driveway. Eastbourne's town centre and mainline railways station are within easy walking distance. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.



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## Main Features

- Garden Flat
- 2 Bedrooms
- Ground Floor
- Dining Hallway
- Spacious Lounge
- Fitted Kitchen
- Modern Bathroom
- Private Front & Rear Garden
- Shared Driveway To The Rear

## Entrance

Steps down from front garden with private entrance door to –

## Dining Hallway

Radiator. Inset spotlight. Wood effect flooring.

## Lounge

14'10 x 14'7 (4.52m x 4.45m)

Radiator. Inset spotlights. Window to rear aspect.

## Fitted Kitchen

11'5 x 10'5 (3.48m x 3.18m)

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Space for upright fridge/freezer. Cupboard housing hot water cylinder. Plumbing and space for dishwasher. Inset spotlights. Radiator. Window and door to rear garden.

## Bedroom 1

16'10 x 13'10 (5.13m x 4.22m)

Radiator. Wall lights. Two sash windows to front aspect.

## Bedroom 2

12' x 5'11 (3.66m x 1.80m)

Radiator. Sash window to front aspect.

## Modern Bathroom

White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Chrome heated towel rail. Built-in cupboard with fixed shelving.

## Outside

The courtyard rear garden has a utility storage room with plumbing for washing machine and there are stairs leading to gated rear access where there is a shared driveway.

EPC = C.

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: N/A.**

**Maintenance: As & when required.**

**Lease: Awaiting confirmation.**

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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.