



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £179,950



## 21 Park Gates, Chiswick Place, Eastbourne, BN21 4BE

Stunning and far reaching views are enjoyed across the communal gardens towards Devonshire Park and the South Downs from this superb one bedroomed 5th floor apartment to the West of the town centre. Just yards from the seafront, theatre district and vibrant town centre, this wonderful apartment is notable for its sitting/dining room with wood block flooring and the adjoining balcony with glass balustrade where you can sit and wonder at the view. The bedroom is a large double and has fitted wardrobes whilst the kitchen is small but well appointed. In addition, there is a shower room/wc and residents parking exists on a first come first serve basis.



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[info@townflats.com](mailto:info@townflats.com)

21 Park Gates,  
Chiswick Place,  
Eastbourne, BN21 4BE

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Main Features

- Well Presented West Town Centre Apartment
- 1 Bedrooms
- Fifth Floor
- Sitting/Dining Room
- Sun Balcony With Far Reaching Views Towards Devonshire Park Theatre & The South Downs
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Communal Heating & Hot Water
- Residents Parking

Entrance

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

Hallway

Wood block flooring.

Sitting/Dining Room

17'4 x 10'10 (5.28m x 3.30m )  
Radiator. Wood block flooring. Double glazed window to rear aspect with far reaching views towards Devonshire Park Theatre and the South Downs. Double glazed door to -

Sun Balcony

10'10 x 4'5 (3.30m x 1.35m )  
With stunning views of Devonshire Park Tennis Courts and towards the South Downs.

Fitted Kitchen

8'4 x 5'10 (2.54m x 1.78m )  
Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset 4 ring electric hob and extractor above. Space for fridge/freezer. Plumbing and space for washing machine. Wall mounted units. Rubbish chute . Double glazed window to rear aspect.

Bedroom

15'3 x 10'10 (4.65m x 3.30m )  
Radiator. Fitted wardrobe. New carpet. Double glazed window to rear aspect with far reaching views towards Devonshire Park Theatre and the South Downs.

Shower Room/WC

Suite comprising oversized shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There are communal gardens.

Parking

Residents parking exists on a first come first serve basis.

Other Details

Rental of the store cupboard, if required, could be secured for £10 per quarter.

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: Peppercorn**  
**Maintenance: £800 per quarter which includes hot water & heating**  
**Lease: 150 years from 2001. We have been advised of 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.