



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £145,000



### Flat 3, 57 Enys Road, Eastbourne, BN21 2DN

\*\*\*CASH BUYERS ONLY\*\*\*

Refurbished two bedroom split level top floor flat offers bright and well presented accommodation, finished with modern updates throughout. The property benefits from new double glazed windows and front door, new carpets, a newly fitted kitchen and a contemporary shower room, creating a comfortable and move in ready home. Gas central heating is also installed, adding to the property's practicality and appeal. Situated in the sought after Upperton area, known for its attractive tree-lined roads and nearby green spaces including Gildredge Park, the flat is also conveniently located close to the train station. Offered CHAIN FREE, the property has maintenance arranged on an as-and-when basis. Please note, due to the short unexpired lease term, the property is available to CASH BUYERS ONLY.

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Eastbourne, BN21 2DN

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## Main Features

- CASH BUYERS ONLY
- Well Presented Split Level Upperton Apartment
- 2 Bedrooms
- First & Second Floor
- Lounge
- Fitted Kitchen & Separate Utility Cupboard
- Modern Shower Room/WC
- Double Glazing
- Private Entrance Door
- CHAIN FREE

## Entrance

Stairs to first floor private entrance door to -

## Hallway

Radiator. Cupboard.

## Fitted Kitchen

8'3 x 5'5 (2.51m x 1.65m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated dishwasher. Double glazed window to side aspect.

## Split Level Stairs From 1st To 2nd Floor Landing:

Radiator.

## Lounge

15'0 x 12'9 (4.57m x 3.89m )

Radiator. Double glazed window to rear aspect.

## Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboard under. Chrome heated towel rail. Frosted double glazed window to side aspect.

## Stairs To -

## Bedroom 1

14'0 x 13'8 (4.27m x 4.17m )

Radiator. Under eaves storage. Double glazed window to rear aspect.

## Utility Cupboard

6'5 x 5'5 (1.96m x 1.65m )

Plumbing & space for washing machine & tumble dryer. Boiler.

## Stairs To -

## Bedroom 2

12'0 x 8'1 (3.66m x 2.46m )

Radiator. Double glazed window to side aspect.

EPC = E

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: Peppercorn**

**Maintenance: As & when required**

**Lease: 58 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.