



TOWN FLATS



01323 416600

Leasehold

Guide Price

£140,000 - £150,000



1 Bedroom



1 Reception



1 Bathroom



Flat 3 The Old Stables, Cornfield Lane, Eastbourne, BN21 4NE

GUIDE PRICE £140,000 - £150,000

A well presented one bedroom first floor apartment forming part of this town centre development that is within easy walking distance of the seafront and mainline railway station. Being offered CHAIN FREE the flat benefits from an open plan lounge incorporating a stylish kitchenette with integrated appliances, double bedroom, modern bathroom and an allocated parking space. The flat is considered ideal for investment purposes or first time buyers. An internal inspection comes very highly recommended.

Flat 3 The Old Stables,
Cornfield Lane,
Eastbourne, BN21 4NE

Guide Price
£140,000 - £150,000

Main Features

- Converted Flat
- 1 Bedroom
- First Floor
- Lounge
- Open Plan Kitchen
- Modern Bathroom
- Double Glazed Sash Windows
- Town Centre Location
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to -

Hallway

Entryphone handset. Doors to lounge and bathroom.

Lounge

14' max x 13'6 max (4.27m max x 4.11m max)
Radiator. Television point. Double glazed sash window.

Open Plan Fitted Kitchen

8'3 x 7'9 (2.51m x 2.36m)
Modern range of fitted wall and base units with chrome handles. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Tiled splashback. Built-in electric oven and hob. Integrated fridge/freezer and washing machine.

Double Aspect Bedroom

14'2 x 9'5 (4.32m x 2.87m)
Radiator. Television point. Fitted wardrobe with mirrored sliding doors. Double glazed sash windows to side and front.

Modern Bathroom

White suite comprising panelled bath with mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap and display shelf. Chrome heated towel rail.

Parking

The flat has an allocated parking space to the front.

EPC = C.

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: £350 per annum

Maintenance: £2663.90 per annum which includes building insurance & contribution into repair fund

Lease: 125 years from 2015. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.