

Leasehold

£159,950



1 Bedroom



1 Reception



1 Bathroom



17 Argyll Court, Faygate Road, Eastbourne, BN22 9RP

A well presented one bedroom ground floor flat that provides wonderful far reaching views towards the South Downs. Situated in Hampden Park the flat offers well proportioned accommodation comprising of a double bedroom, 15'5 x 10'8 lounge with door to a private patio, refitted wet room and kitchen. Further benefits include double glazing, gas central heating and a private brick built storage shed. An internal inspection comes very highly recommended.



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Main Features

- Purpose Built Apartment With Wonderful Views Of The South Downs
- 1 Double Bedroom
- Ground Floor
- Lounge
- Private Patio Area
- Fitted Kitchen
- Wet Room/WC
- Double Glazing
- Gas Central Heating
- Brick Built Storage Shed

Entrance

Communal entrance. Ground floor private entrance door to -

Hallway

Radiator. Built-in cupboard.

Lounge

15'5 x 10'8 (4.70m x 3.25m)

Radiator. Television point. Double glazed window and door to PRIVATE PATIO. Further door to -

Fitted Kitchen

10'8 x 6'7 (3.25m x 2.01m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window.

Double Bedroom

11'4 x 11'2 (3.45m x 3.40m)

Radiator. Double glazed window.

Wet Room/WC

Suite comprising shower area with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The flat has a small area of private patio that opens onto lawned communal gardens. There is also a brick built storage shed.

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: Awaiting confirmation.

Maintenance: Approximately £88 per calendar month.

Lease: Approximately 100 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.