



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

Guide Price £150,000 - £160,000



19 Gladstone Court, Terminus Road, Eastbourne, BN21 3DH

*** GUIDE PRICE £150,000 - £160,000 ***

Ideally situated in a sought after central location, just moments from the town centre and right on the Seafront, this well presented two bedroom fourth floor apartment offers comfortable, modern living with excellent amenities on your doorstep. The property features a bright and airy open plan living room and kitchen, creating a welcoming space perfect for relaxing or entertaining. Both bedrooms are generous doubles, with the master bedroom benefiting from a private En-Suite. A separate modern bathroom completes the accommodation. Clean and tidy throughout, this apartment would make an ideal home for professionals, a couple or those looking for a stylish coastal retreat.

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Main Features

- Purpose Built Apartment
- 2 Bedrooms
- Fourth Floor
- Lounge
- Kitchen
- En Suite Shower Room/WC
- Bathroom/WC
- Close to Shops and Seafront
- CHAIN FREE

Entrance

Communal entrance with entry phone system. Stairs and lift to fourth floor. Private entrance door to-

Hallway

Entry phone. Electric heater. Storage cupboard.

Lounge

13'7 x 9'8 (4.14m x 2.95m)

Electric heater. Double glazed window to front aspect. Archway to-

Kitchen

9'9 x 5'3 (2.97m x 1.60m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring electric hob with electric oven under. Space and plumbing for washing machine. Space for upright fridge freezer. Vinyl flooring.

Bedroom 1

11'5 x 8'7 (3.48m x 2.62m)

Electric heater Double glazed window to front aspect.

En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Wall mounted heater.

Bedroom 2

11'0 x 5'5 (3.35m x 1.65m)

Electric heater. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap. Wall mounted heater. Part tiled walls.

COUNCIL TAX BAND = B

EPC = 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: £166.45 per annum.

Maintenance: £2400 per annum.

Lease: 125 years from 1989. 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.