



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £265,000 - £275,000



2 Bedroom



1 Reception



1 Bathroom



## 34 Park Gates, Chiswick Place, Eastbourne, BN21 4BD

\*\*\*GUIDE PRICE £265,000 TO £275,000\*\*\*

A beautifully presented two bedroom apartment that benefits from glorious views towards the sea and over Eastbourne towards the South Downs. Enviably situated opposite the Devonshire Park Theatre yards from the Seafront and within easy walking distance of the Town Centre the apartment has undergone much improvement. Providing spacious accommodation the flat benefits from two double bedrooms, a luxury refitted kitchen, luxury refitted shower room, original parquet flooring, double glazing, communal heating throughout the winter months and constant hot water. An internal inspection comes very highly recommended.

34 Park Gates, Chiswick Place,  
Eastbourne, BN21 4BD

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## Main Features

- West Town Centre Apartment  
With Breathtaking Views
- Two Double Bedrooms
- Fourth Floor
- Lounge/Dining Room
- Luxury Modern Kitchen
- Luxury Shower Room/WC
- Original Parquet Flooring
- Double Glazing Throughout
- Close to Seafront, Shops and  
Transport Links

## Entrance

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

## Hallway

Original parquet flooring. Built in cupboard. Entry phone handset.

## Lounge

18'10 x 12'8 (5.74m x 3.86m)

Original parquet flooring. Radiator. Two double glazed windows to front with glorious views over Howard Square towards the sea.

## Luxury Modern Kitchen

10'5 x 6'4 (3.18m x 1.93m)

Modern range of refitted high gloss wall and base units, marble effect worktop with inset bosch induction hob with extractor cookerhood over. Inset sink unit with mixer tap. Eye level bosch microwave/oven. Space for upright fridge freezer. Space and plumbing for washing machine. Rubbish chute. Larder cupboard unit. Plinth heater. Tiled floor. Double glazed window and Double glazed door to balcony with South Down views and over Eastbourne.

## Bedroom 1

16'5 x 13'9 (5.00m x 4.19m)

Original parquet flooring. Radiator. Built in wardrobe with sliding doors. Double glazed window with views over Howards Square to the Sea.

## Bedroom 2

18'3 x 10'0 (5.56m x 3.05m)

Original parquet flooring. Radiator. Fitted wardrobe with sliding doors. Double glazed windows with glorious views over Eastbourne towards the South Downs.

## Luxury Modern Shower Room/WC

Refitted white suite comprising of shower cubicle with rainwater showerhead. Fitted wall unit. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Electric heated towel rail. Frosted double glazed window. Electric toothbrush charger.

## Outside

The flat benefits from well maintained lawned communal gardens with well stocked flower beds and a pond with fish.

## Parking

There is residents parking (with a permit from the managing agents).

EPC = C

COUNCIL TAX BAND = C

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: £100 per annum.**

**Maintenance: £5314 per annum. Fee includes constant hot water & heating throughout winter months and sinking fund contribution.**

**Lease: 125 years from 2021. We have been advised of the lease term, we have not seen the lease.**

**www.town-property.com | E. 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.