TOWN FLATS

01323 416600

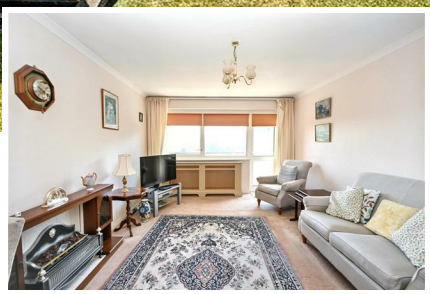
Leasehold - Share of Freehold

Offers around £175,000

2 Bedroom | 1 Reception | 1 Bathroom









11 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

A CHAIN FREE 2 bedroom third floor apartment with a wonderful balcony that provides glorious far reaching views over Eastbourne towards the South Downs. In need of some modernisation but enviably situated in the popular Upperton area of Eastbourne being close to Gildredge Park and Waitrose supermarket the apartment benefits from a lounge/dining room that opens onto the sun balcony, fitted kitchen, bathroom with separate cloakroom, double glazing and communal heating. Set in wonderful lawned communal gardens there is a GARAGE and the flat has a share of the freehold. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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Offers around £175,000

Main Features

- 2 Bedroom Third Floor Apartment Situated In The Popular Upperton Area
- Spacious Lounge/Dining Room
- Wonderful Balcony With Glorious Far Reaching Views
- Fitted Kitchen
- Bathroom/WC & Separate Cloakroom
- Double Glazing Throughout
- Communal Heating System
- Set Within Beautiful Lawned Communal Gardens
- Garage
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Entryphone handset. Coved ceiling. Built-in cupboard with hanging rail.

Lounge/Dining Room
19'3 x 11'8 (5.87m x 3.56m)
Radiator. Coved ceiling. Double glazed window and door to -

Spacious Sun Balcony
With glorious views over communal gardens and towards the South Downs.

Fitted Kitchen
10'8 x 7'2 (3.25m x 2.18m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Cooker point. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Radiator. Double glazed window.

Bedroom 1
11'4 x 10'7 (3.45m x 3.23m)
Radiator. Built-in double wardrobes. Double glazed window to rear aspect. Double glazed door to sun balcony.

Bedroom 2
10'7 x 7'11 (3.23m x 2.41m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Built-in cupboard with fixed shelving

Separate Cloakroom
Low level WC. Vanity unit with inset wash hand basin and cupboard below. Extractor fan.

Council Tax Band = B

EPC = 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: N/A
Maintenance: £864.01 per quarter which includes heating & water
Lease: 999 years from 1996. 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.