



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £165,000



## 54 Falmouth Close, Eastbourne, BN23 5RW

Two bedroom, ground floor purpose built flat is offered to the market **VACANT & CHAIN FREE**, making it an ideal purchase for first time buyers, investors or those looking to downsize. The accommodation is clean, tidy and newly painted throughout, while much of the interior remains original and dated, providing an excellent opportunity for a buyer to modernise to their own taste. Additional benefits include double glazing throughout and a recently replaced water cylinder, offering peace of mind from the outset. The property also enjoys an extended lease term, an allocated parking space and additional visitors' parking. Situated in Eastbourne Harbour, the flat is ideally located within easy reach of the beach, a variety of popular restaurants, local amenities, and well served bus routes. This is a great opportunity to secure a well located ground floor apartment with strong potential in a highly sought after coastal setting.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

54 Falmouth Close,  
Eastbourne, BN23 5RW

£165,000

## Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Night Storage Heating
- Allocate Parking Space
- VACANT & CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

## Hallway

Electric radiator. Airing cupboard. Entryphone handset.

## Lounge

15'5 x 11'11 (4.70m x 3.63m )

2 Night storage heaters. Electric fireplace. Double glazed window to side aspect. Archway to -

## Fitted Kitchen

8'8 x 7'8 (2.64m x 2.34m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer.

## Double Aspect Bedroom 1

12'3 x 8'4 (3.73m x 2.54m )

Night storage heater. Built-in wardrobe. Double glazed windows to front & side aspects.

## Bedroom 2

10'0 x 7'5 (3.05m x 2.26m )

Electric radiator. Double glazed windows to front aspect.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower above and shower screen. Low level WC. Pedestal wash hand basin. Extractor fan.

## Parking

The flat has an allocated parking space (No. 54).

EPC = C

Council Tax Band = 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: £85 per annum**

**Maintenance: £1100 per annum**

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

[www.town-property.com](http://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.