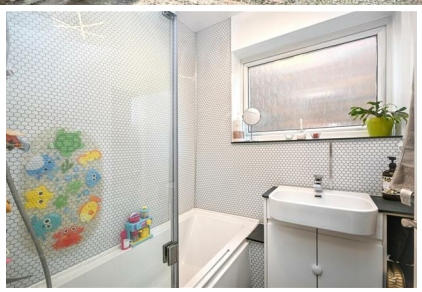
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

# £210,000



## 5 Friston House, Selwyn Road, Eastbourne, BN21 2LR

A well presented and generously proportioned two bedroom purpose built flat, situated on the second floor and offering bright, modern accommodation throughout. Both bedrooms are comfortable doubles and the property benefits from well balanced room sizes, creating a light and spacious feel. A South Westerly facing balcony provides the perfect spot to enjoy the afternoon and evening sun, while the interior has been maintained to a contemporary standard, making it ready to move straight into. Further benefits include an integral garage to the rear, additional residents' parking and access to a large communal lawned garden. Ideally positioned in the sought after Upperton area of Eastbourne, the property is just a short walk from the town centre and mainline railway station and is set alongside a well serviced bus route whilst enjoying a quiet and tucked away setting.

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Leasehold

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## Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom
- Separate WC
- Double Glazing
- Integral Garage & Residents Parking

### Entrance
Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

### Hallway
Large airing cupboard.

### Modern Bathroom
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Wash hand basin with cupboard below. Heated towel rail. Frosted double glazed window to front aspect.

### Separate Cloakroom
Low level WC. Frosted double glazed window to front aspect.

### Lounge
16'5 x 11'11 (5.00m x 3.63m)
Electric radiator. Double glazed window and balcony doors to -

### Sun Balcony
7'6 x 3'1 (2.29m x 0.94m )
South Westerly facing.

### Fitted Kitchen
9'9 x 6'9 (2.97m x 2.06m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to front aspect.

### Bedroom 1
11'11 x 11'10 (3.63m x 3.61m )
Electric radiator. Fitted wardrobes. Double glazed window to rear aspect.

### Bedroom 2
12'10 x 8'5 (3.91m x 2.57m)
Electric radiator. Double glazed window to side aspect.

### Outside
Lawned communal gardens.

### Parking
Integral garage with up & over door. There is also residents parking facilities.

### Council Tax Band = B

### EPC = E

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: £50 per quarter**
**Maintenance: £532 per quarter.**
**Lease: 99 years from 2017. 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.