TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£140,000 - £150,000









14C South Cliff Avenue, Eastbourne, BN20 7AH

*** GUIDE PRICE £140,000 - £150,000 ***
Enviably located just moments from Eastbourne's picturesque seafront, this well proportioned one bedroom top floor flat is offered for sale with no onward chain, presenting an excellent opportunity for both first time buyers and investors. The accommodation comprises a split level entrance hall, a spacious and light filled lounge, a fitted kitchen/breakfast room ideal for everyday living and entertaining and a generous double bedroom. The property is served by a gas fired boiler, providing efficient heating and hot water. THE CURRENT OWNER HAS ALSO COMMISSIONED AND PAID FOR ALL NEW PVC WINDOWS TO BE INSTALLED MID JANUARY 2027. THESE WILL MATCH THE STYLE OF EXISTING WINDOWS AT THE PROPERTY. Situated in the highly sought after Lower Meads area, a variety of theatres, boutique shops, cafés and restaurants are all within easy reach. The Beacon shopping centre and the mainline railway station are also conveniently close by, offering excellent shopping and transport links. A superb coastal home in a prime location, offered with the advantage of vacant possession.

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Main Features

- Apartment Directly Off Eastbourne Seafront
- 1 Bedroom
- Second Floor
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Share of Freehold
- CHAIN FREE

Entrance
Communal entrance with entry phone system. Stairs to first floor. Private entrance door to-

Hallway
Staircase to second floor landing.

Landing
Entry phone system. Radiator. Cupboard. Window to side aspect.

Lounge
16'4 x 9'11 (4.98m x 3.02m)
Radiator. Window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and handheld shower attachment. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Part tiled walls. Loft access (not inspected).

Bedroom
12'6 x 12'1 (3.81m x 3.68m)
Radiator. Feature fireplace. Window to rear aspect.

Kitchen/Dining Room
14'4 x 12'2 (4.37m x 3.71m)
Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Space for freestanding cooker with extractor above. Space for fridge freezer. Wall mounted boiler. Radiator. Double glazed window to rear aspect.

COUNCIL TAX BAND = A

EPC = C

AGENTS NOTE:
THE CURRENT OWNER HAS ALSO COMMISSIONED AND PAID FOR ALL NEW PVC WINDOWS TO BE INSTALLED MID JANUARY 2027. THESE WILL MATCH THE STYLE OF EXISTING WINDOWS AT THE PROPERTY.

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: £600 paid half yearly
Lease: 999 years from 2020. 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.