



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**OFFERS OVER
£165,000**



1 Bedroom



1 Reception



1 Bathroom



Flat 4, 28 Enys Road, Eastbourne, BN21 2DX

OFFERS OVER £165,000

Beautifully presented and modern ground floor garden maisonette within a period property located in Upperton, moments from the town centre and train station. Comprising; private entrance on the ground floor, hallway, open plan lounge kitchen with doors onto a large private courtyard garden, modern bathroom and bedroom. Further benefits include a share of freehold, double glazing and being sold CHAIN FREE.



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info@townflats.com

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Eastbourne, BN21 2DX

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Main Features

- Modern & Beautifully Presented Upperton Garden Apartment
- 1 Bedroom
- Ground Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Private Courtyard Garden
- CHAIN FREE

Entrance

Storm porch to communal entrance with ground floor private entrance door to -

Hallway

Electric radiator.

Open Plan Lounge/Fitted Kitchen

15'8 x 10'4 (4.78m x 3.15m)

Lounge Area: Electric radiator. Slatted feature wall. Double glazed patio doors to private rear garden.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Breakfast bar. Inset electric hob with electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Large storage cupboard.

Bedroom

10'9 x 8'0 (3.28m x 2.44m)

Electric radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC. Heated towel rail. Frosted double glazed window.

Private Courtyard Garden

Wall and fenced boundaries. Laid to patio.

EPC = E

Council Tax Band = A

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: £63.08 per calendar month

Lease: 994 years remaining. We have been advised of the remaining 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.