



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£225,000



4 Jordash Court, Bedfordwell Road, Eastbourne, BN21 2BG

Enviably located in the Upperton area of Eastbourne, this lovely and well presented apartment is notable for its generous room sizes. Arranged with two double bedrooms and a bright sitting/dining room with access to a front facing balcony, a particular feature is the stylish newly fitted kitchen with some integrated appliances. In addition, there is a bathroom and separate WC whilst double glazing and gas fired central heating and radiators extend throughout. The town centre with its mainline railway station, Beacon shopping centre and picturesque seafront are also within close walking distance.



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Main Features

- Well Presented Upperton apartment
- 2 Double Bedrooms
- First Floor
- Sitting/Dining Room
- Sun Balcony
- Newly Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Double Glazing & Gas Central Heating
- Passenger Lift

Entrance

Communal entrance with video security entry phone system. Stairs and lift to first floor. Private entrance door to-

Hallway

Cupboard housing gas boiler. Two further built in cupboards and recess with video entry phone handset.

Sitting/Dining Room

15'2 x 13'7 (4.62m x 4.14m)
Radiator. Coved ceiling. Television point. Archway to kitchen. Frosted door to-

Sun Balcony

7'0 x 4'7 (2.13m x 1.40m)
Front facing.

Newly Fitted Kitchen

9'10 x 7'0 (3.00m x 2.13m)
Range of units comprising bowl and a half ceramic sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring gas hob and electric oven under. Integrated fridge/freezer. Range of wall units. Extractor cooker hood. Plumbing and space for washing machine. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 1

13'5 x 11'7 (4.09m x 3.53m)
Radiator. Coved ceiling. Telephone point. Television point. Double glazed window to rear aspect.

Bedroom 2

13'2 x 9'0 (4.01m x 2.74m)
Coved ceiling. Television point. Double glazed window to rear aspect.

Modern Bathroom

White suite comprising panelled shower bath with central mixer tap and shower enclosure with shower screen. Pedestal was hand basin with chrome mixer tap. Chrome heated towel rail. Part tiled walls. Wood laminate flooring. Frosted double glazed window.

Separate Cloakroom

Low level WC. Wash hand basin with mixer tap. Tiled splash back. Frosted double glazed window.

EPC = C

Council Tax Band = B

AGENTS NOTE:

The vendors have paid for a balcony replacement under section 20 notice.

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: £80 per annum
Maintenance: Approximately £600 per annum
Lease: 125 years from 2003. 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.