TOWN FLATS

01323 416600

Leasehold - Share of Freehold

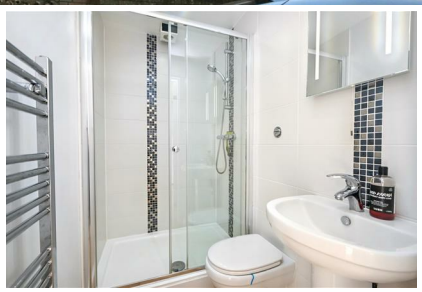
1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£145,000 - £155,000









17 Esher House, 48-50 St. Leonards Road, Eastbourne, BN21 3DU

***GUIDE PRICE £145,000 to £155,000 ***
This stylish one bedroom purpose built flat is ideally positioned at the rear of the block, enjoying a sunny orientation, rooftop views over the town centre and a charming Juliette balcony. The property benefits from a modern open plan lounge and fitted kitchen, with attractive wood effect flooring flowing seamlessly through the hallway, living space, and bedroom. A contemporary shower room adds to the modern finish, while double glazing and gas central heating ensure year round comfort. Residents enjoy excellent amenities including an allocated parking space with convenient lift access from this level, as well as secure communal bike storage. The property comes with a share of freehold and is located right in the heart of the town centre, offering easy access to a wide range of shops, restaurants and transport links. Perfect for first time buyers, professionals or investors, this well presented flat combines modern living with unbeatable convenience.

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Leasehold - Share of Freehold

17 Esher House
48-50 St. Leonards Road, Eastbourne, BN21 3DU

Guide Price
£145,000 - £155,000

Main Features

- Modern Town Centre Apartment
- 1 Bedrooms
- Third Floor
- Open Plan Lounge/Fitted Kitchen
- Juliette Balcony
- Modern Shower Room/WC
- Double Glazing
- Secure Communal Bike Storage
- Allocated Parking Space
- Share Of The Freehold

Entrance
Communal entrance with security entry phone system and secure bike storage area. Stairs and lift to third floor private entrance door to -

Hallway
Radiator. Entryphone handset.

Lounge/Fitted Kitchen
17'5 x 13'0 (5.31m x 3.96m)
Radiator. Double glazed doors to Juliette balcony.

Kitchen Area: 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 under. Extractor cooker hood. Combination boiler. Integrated washer/dryer. Space for fridge/freezer. Double glazed window to rear aspect.

Bedroom
10'1 x 8'8 (3.07m x 2.64m)
Radiator. Double glazed window to rear aspect.

Modern Shower Room/WC
Suite comprising walk-in shower cubicle. Low level WC with hidden cistern. Wash hand basin. Heated towel rail. Extractor fan.

Parking
Allocated and numbered designated space.

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: N/A
Maintenance: £566.44 half yearly
Lease: 125 years from 2015. 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.