



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £129,950



### 3 Baigs House, 91 Pevensey Road, Eastbourne, BN22 8AD

A one bedroom first floor apartment enviably situated directly in the town centre within easy walking distance of the seafront and Beacon shopping centre. The flat benefits from security entryphone system, bay windowed lounge with open plan fitted kitchen, double bedroom, bathroom/WC, double glazing and gas central heating. The flat has a share of the freehold and is considered ideal for investment purposes.



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91 Pevensey Road,  
Eastbourne, BN22 8AD

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Main Features

- Well Presented Town Centre Apartment
- 1 Double Bedroom
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Share Of The Freehold

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Built-in cupboard.

Bay Windowed Lounge/Fitted Kitchen

14'11 x 14'2 (4.55m x 4.32m)  
Radiator. Double glazed bay window.

Kitchen Area: Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood above. Wall mounted gas boiler. Part tiled walls. Plumbing and space for washing machine.

Bedroom

13'11 x 7'3 (4.24m x 2.21m)  
Radiator. Double glazed window.

Modern Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.

EPC = C

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: Details on request

Lease: 125 years from 2016. 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.