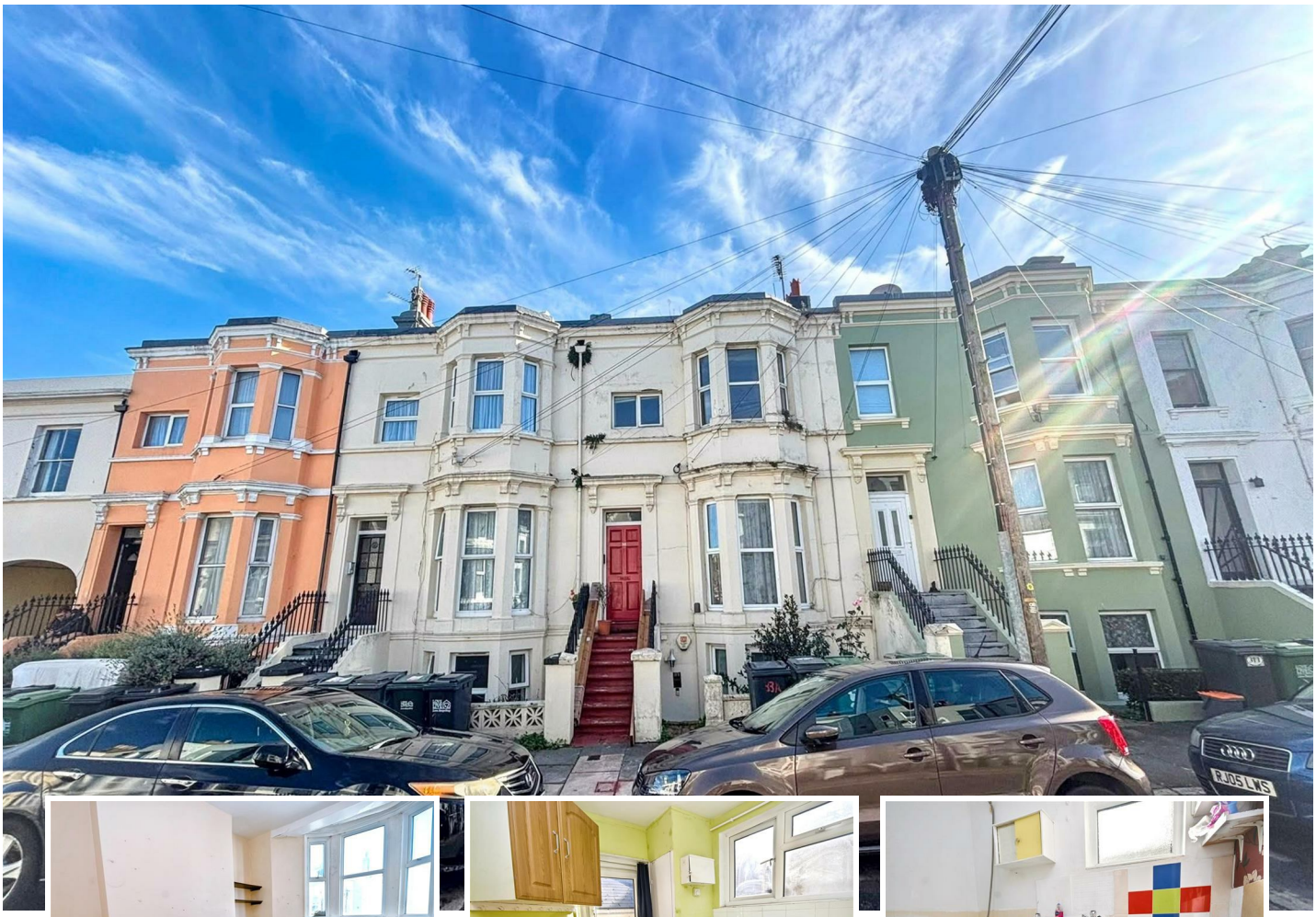
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£120,000









Flat C, 33 Ceylon Place, Eastbourne, BN21 3JE

A CHAIN FREE 2 bedroom top floor flat situated in the immediate town centre. Through in need of modernisation the flat offers potential with kitchen, bathroom, bay windowed lounge and gas central heating. Eastbourne seafront and mainline railway station are within easy walking distance.

Leasehold

Flat C, 33 Ceylon Place, Eastbourne, BN21 3JE

£120,000

Main Features

- CHAIN FREE Two Bedroom Top Floor Flat
- Spacious Bay Windowed Lounge
- Double Aspect Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Excellent Potential For Modernisation
- Immediate Town Centre Location
- Within Easy Walking Distance Of Eastbourne Seafront

Entrance
Communal entrance with security entry phone system. Hall floor private entrance door to internal staircase to -

Split Level Landing
Entryphone handset. Loft access (not inspected.

Bay Windowed Lounge
15'5 x 9'9 (4.70m x 2.97m)
Radiator. Double glazed bay window to front aspect.

Bedroom 2
9'5 x 6'11 (2.87m x 2.11m)
Radiator. Double glazed window to front aspect.

Bedroom 1
11'9 x 9'10 (3.58m x 3.00m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

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

Fitted Kitchen
7'9 x 6'10 (2.36m x 2.08m)
Wall and base units. Sink unit with drainer and cupboard below. Cooker point. Part tiled walls. Double glazed windows to side & rear aspects.

Council Tax Band = A

EPC = D

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: Peppercorn
Maintenance: As & when required
Lease: We have been advised that the lease will be extended upon completion

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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.