



TOWN FLATS



01323 416600

Leasehold

0 Bedroom 0 Reception 0 Bathroom

£30,000



Garage 1 Vernon Lodge, Spencer Road, Eastbourne, BN21 4PA

An excellent opportunity to acquire a very large lock-up garage located at the rear of Vernon Lodge in the town centre of Eastbourne. The garage is integral to the building and is in very good order.

**Garage 1 Vernon Lodge,
Spencer Road,
Eastbourne, BN21 4PA**

£30,000

Main Features

- Integral Garage

Garage

16' x 15'3 max reducing to 10'3 (4.88m x 4.65m max reducing to 3.12m)
With up and over door.

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: £75 per annum

Maintenance: N/A

Lease: 99 years from 1969. 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.