



# TOWN FLATS



01323 416600

Leasehold

## £155,000



2 Bedroom



1 Reception



1 Bathroom



### Flat 3, 98 Pevensey Road, Eastbourne, BN22 8AE

A spacious 2 bedroom split level apartment that is enviably situated within easy walking distance of the seafront and town centre. Being offered CHAIN FREE the flat benefits from a spacious lounge, refitted kitchen & bathroom, double glazing and gas central heating. With a new lease term of 999 years the flat is considered ideal for first time buyers or investment.

Flat 3, 98 Pevensey Road,  
Eastbourne, BN22 8AE

£155,000

## Main Features

- Town Centre Split Level Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- NEW 999 YEAR LEASE

## Entrance

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

## Split Level Landing

Further stairs. Loft access (not inspected). Entryphone handset.

## Lounge

15'3 x 11'11 (4.65m x 3.63m)

Radiator. Double glazed window to front aspect.

## Fitted Kitchen

10'10 x 8'4 (3.30m x 2.54m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Radiator. Double glazed window.

## Bedroom 1

14'0 x 12'8 (4.27m x 3.86m )

Radiator. Double glazed window to rear aspect.

## Bedroom 2

11'6 x 6'9 (3.51m x 2.06m )

Radiator. Double glazed window to front aspect.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Extractor fan. Part tiled walls.

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: Peppercorn**

**Maintenance: As & when required**

**Lease: We have been advised by the current owner that the property will be sold with a new 999 year lease. 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.