



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

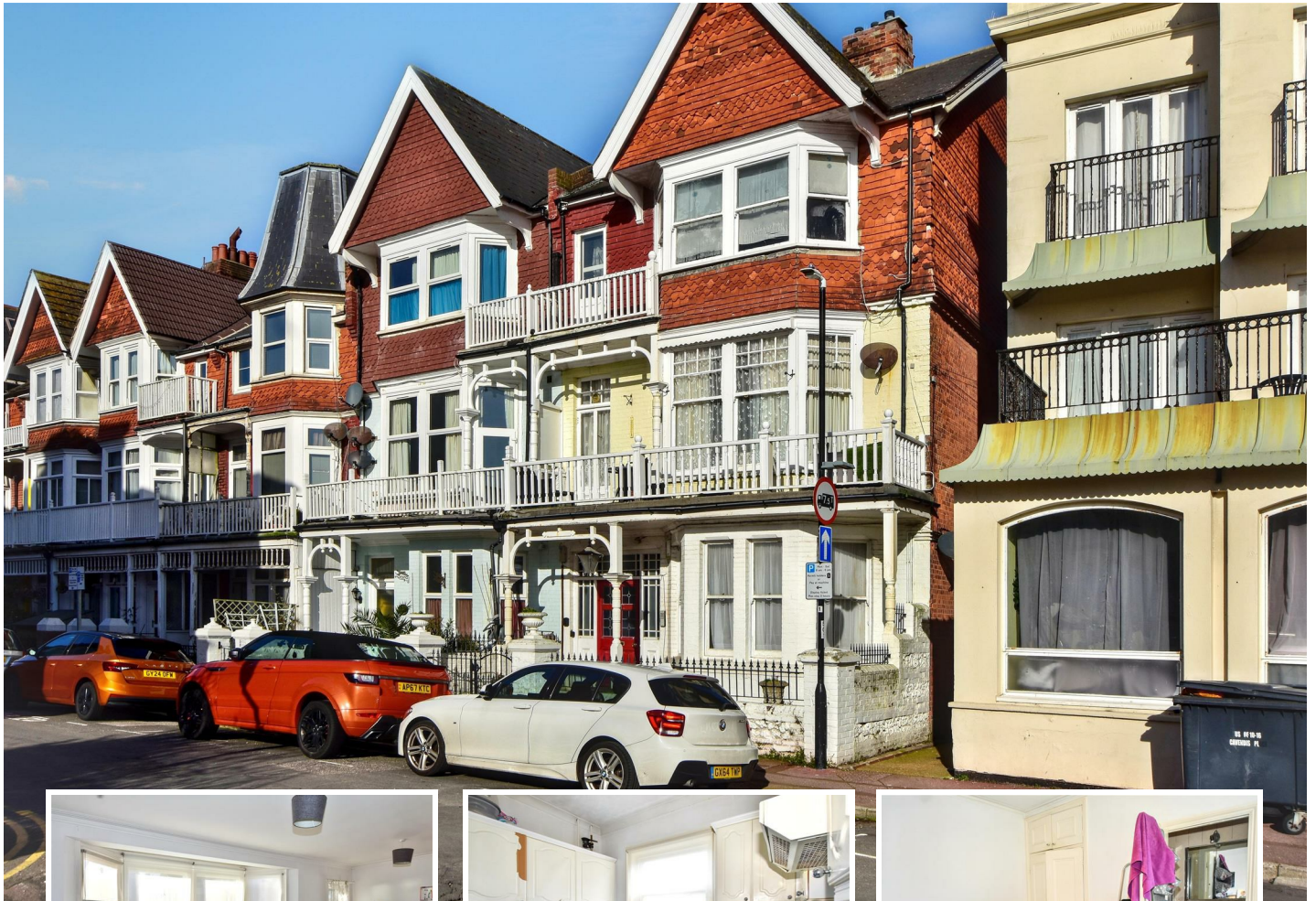


1 Reception



1 Bathroom

## Guide Price £180,000 - £200,000



## Top Floor Flat, 1 Elms Avenue, Eastbourne, BN21 3DN

\*\*\*GUIDE PRICE £180,000 to £200,000\*\*\*

Situated on the top floor of an attractive period building, this spacious two bedroom flat that is being sold CHAIN FREE enjoys delightful views towards Eastbourne's picturesque Seafront. Brimming with character and original charm, the property offers a fantastic opportunity for buyers looking to modernise. In need of some updating, the flat provides generous proportions throughout, with well sized bedrooms, a bright and airy living space and the potential to create a truly stunning coastal home. High ceilings and period features enhance the sense of space, while the elevated position ensures plenty of natural light and appealing sea views. Ideally located, the property is within comfortable walking distance of a wide range of local shops, the mainline railway station with direct links to London and Brighton and the renowned theatres of Eastbourne, making it perfectly suited to investors, first time buyers or those seeking a charming seaside retreat. A rare opportunity to secure a substantial period apartment in a prime location, offering both character and excellent potential.

Top Floor Flat,  
1 Elms Avenue,  
Eastbourne,  
BN21 3DN

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## Main Features

- Spacious Apartment Yards  
From Eastbourne's Seafront
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Cloakroom
- En Suite Shower Room/WC
- Gas Central Heating  
Throughout
- Close to Shops, Transport Links  
& Seafront
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance door with security entry phone. Stairs to second floor. Private entrance door to-

## Hallway

Radiator. Storage cupboard. Entry phone. Access to large attic space (not inspected).

## Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Sash window.

## Kitchen

9'8 x 8'2 (2.95m x 2.49m)

Fitted range of wall and base units, surrounding laminate worktop with inset one and half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level electric oven. Space and plumbing for washing machine and dishwasher. Part tiled walls. Sash window to side aspect.

## Bedroom 2

13'6 x 10'0 (4.11m x 3.05m)

Radiator. Built in storage. Bay window to rear aspect.

## Lounge/Dining Room

22'10 x 16'11 (6.96m x 5.16m)

Radiator. Feature fireplace. Built in storage. Door to balcony. Bay window to front aspect.

## Bedroom 1

13'1 x 10'2 (3.99m x 3.10m)

Radiator. Fire surround. Built in storage. Two sash windows. Door to-

## En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Fully tiled walls.

## Parking

There is an allocated parking space to the rear of the property.

**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: N/A**

**Maintenance: As & when required.**

**Lease: 999 years from 1995. 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.