



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price
£250,000 - £260,000

2 Bedroom

1 Reception

1 Bathroom



1 Beltry Court, Devonshire Place, Eastbourne, BN21 4AE

GUIDE PRICE £250,000 - £260,000

A well presented and spacious two bedroom second (top) floor apartment forming part of this attractive detached residence. Envably situated directly off Eastbourne seafront the flat is within comfortable walking distance of Eastbourne mainline railway station and Beacon shopping centre. The flat benefits from two double bedrooms with the master having pleasant views towards the Holy Trinity Church, a wonderful lounge/dining room, refitted kitchen, bathroom, part secondary glazing and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.

Main Features

- Well Presented Apartment
- Directly Off Eastbourne Seafront
- 2 Bedrooms
- Second (Top) Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- Ideally Located For
Eastbourne Town Centre &
Picturesque Seafront

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Inset spotlights. Coved ceiling.

Lounge/Dining Room

17'1 x 14'4 (5.21m x 4.37m)

Radiator. Feature fireplace with tiled surround and hearth. Secondary glazed Sash window to front aspect.

Fitted Kitchen

19'9 x 5'5 (6.02m x 1.65m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Radiator. Wall mounted Worcester gas boiler. Three large built-in larder cupboards. Skylight. Window. Door to fire escape.

Bedroom 1

17'7 x 11'8 (5.36m x 3.56m)

Radiator. Built-in wardrobe. Secondary glazed sash window to rear aspect.

Bedroom 2

15'1 x 7'11 (4.60m x 2.41m)

Radiator. Sash window to front aspect.

Modern Bathroom/WC

White suite comprising panelled bath with mixer tap, shower over and shower attachment. Also added benefit of an extra electric shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Heated towel rail. Wall mounted high gloss units. Stained glass frosted window.

EPC = D

Council Tax Band = C

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: £150 per calendar month

Lease: 999 years from 1976. 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.