



HOME + CASTLE
ESTATE AGENTS

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**VIEWING HIGHLY
RECOMMENDED**

**new
instruction**



Bedfordwell Road, Eastbourne, BN22

2 Bedroom Ground Floor Apartment - Share of Freehold

A beautifully presented two bedroom apartment that is located in the popular Upperton area; close to Eastbourne train station and town centre. Occupying the ground floor in a purpose built building that has low outgoings and communal grounds. Both bedrooms are well proportioned doubles with a lovely modern bathroom too. Viewings are highly recommended.

FOR SALE
SHARE OF FREEHOLD
£200,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

No dogs allowed.

Service charge is £1000 per year (£250 per quarter)

Communal Entrance

Main building. Double glazed doors to communal hallway with carpet and solid wood flooring. Door to flat.

Hallway 9'3" x 9'1" (2.82m x 2.77m)

Parquet flooring, radiator, fitted lights, coved ceiling, power points and doors to all rooms.

Lounge 14'1" x 13'1" (4.29m x 3.99m)

Dual aspect, double glazed windows, feature tiled fireplace, carpet, radiator, power points and coved ceiling,

Kitchen 13'1" x 7'9" (3.99m x 2.36m)

Range of base wall and drawer units with fitted work surfaces, stainless steel single sink and drainer, space and plumbing for washing machine. Space for electric cooker with extractor fan above. Space for fridge freezer. Storage cupboard housing Glowworm Combi boiler. Dual aspect double glazed windows and half glazed uPVC door to communal gardens. Laminate wood flooring, power points.

Bedroom 1 13' x 11' (3.96m x 3.35m)

Double glazed window, radiator, laminate wood flooring, coved ceilings, power points and pendant light.

Bedroom 2 13' x 10'10" (3.96m x 3.30m)

Double glazed window, carpet, radiator, power points and pendant light.

Separate WC 4'4" x 2'10" (1.32m x 0.86m)

WC, opaque double glazed window, tiled flooring, fitted lights and toilet roll holder.

Bathroom 7;9" x 5'9" (2.13m;2.74m x 1.75m)

Panelled bath with fitted shower and mixer tap and screen. Sink set on to vanity unit, radiator, ladder style wall heater, storage cupboard, fully tiled walls and flooring. Xpelair fan and opaque double glazed window.

Additional Information

Share of Freehold

Lease - 999 Years from March 1997

Energy Performance Rating D

Council Tax Band: B

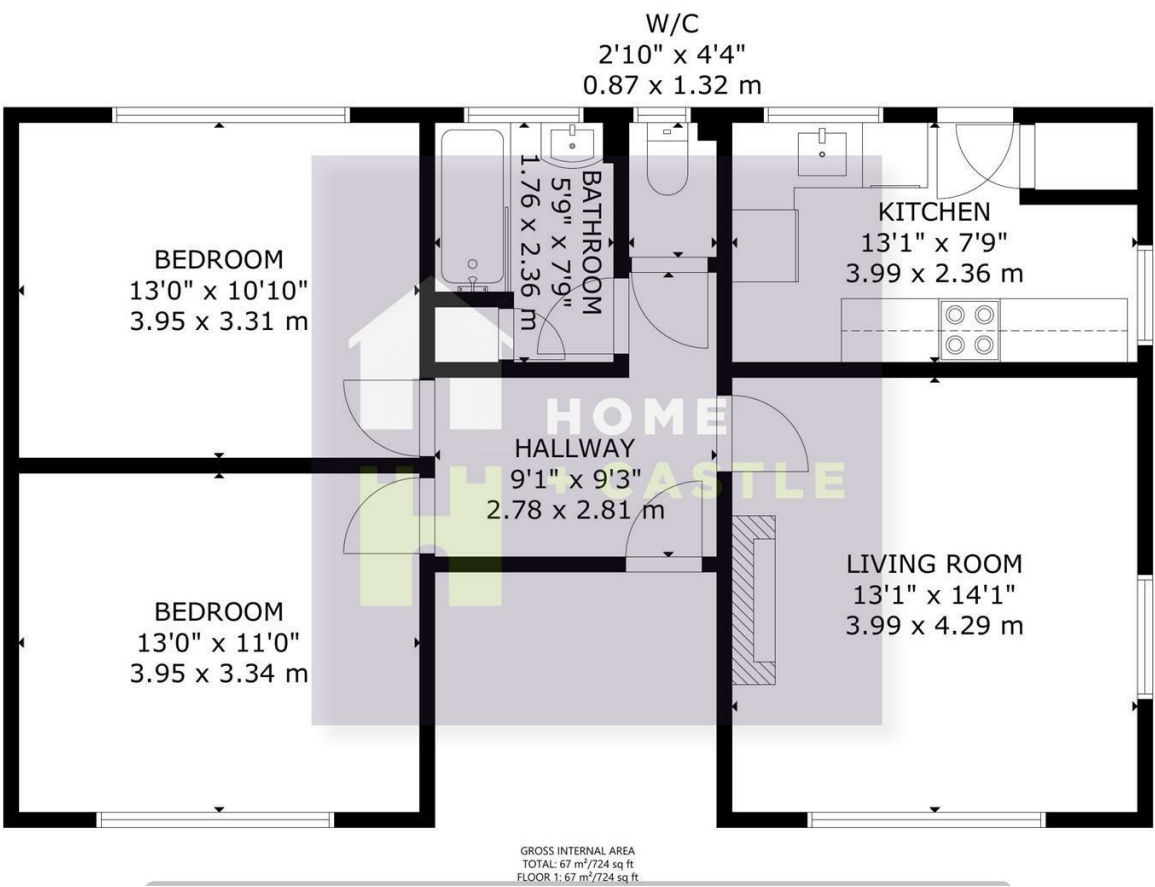
Communal Parking.

No garage.

Communal garden.

Cats allowed.

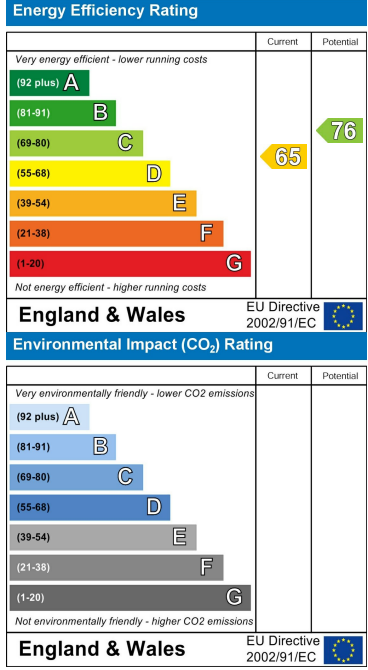
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.