



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



VIEWING HIGHLY
RECOMMENDED



Holly Place, Eastbourne, BN22 0UT

Leasehold | Flat | 1 Bedrooms

Home + Castle are pleased to advertise this immaculately presented 1 bedroom, ground floor flat with gas central heating and double glazing throughout. Features open plan lounge, kitchen & dining area, double bedroom, bathroom with separate shower cubicle plus a utility/storage area. French doors from the kitchen area open out to the communal garden where the current owner has created his own seating area with planted borders and plant boxes on the rails.

Plenty of communal parking to the rear of the building. For groceries and day to day supplies, Morrisons is across the road, with local bus services on the door step.

Awaiting EPC.

FOR SALE
LEASEHOLD
£150,000

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 are only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Communal area

Main door of building to communal hallway. Private door to flat.

Inner hallway

Phone entry control panel. Laminate wood effect flooring, radiator and downlights. Cupboard housing water cylinder with shelving above.

Utility/Storage Area 8'9" max x 6'9" max (2.67m max x 2.06m max)

Irregular shaped utility/storage area. Plumbing for washing machine. Fuse box (approx 2 years old). Laminate wood effect flooring, fitted shelving, power points and pendant light.

Open Plan Lounge/Kitchen/Diner 18' max x 15' max (5.49m max x 4.57m max)

Irregular shaped living area.

Lounge area- Carpet, dual aspect double glazed windows, down lights, radiators and power points.

Kitchen area- Range of base and wall and drawer units, with fitted work surfaces. 1 1/2 bowl stainless steel sink unit with mixer tap, space for dishwasher, space for under counter fridge, fitted gas hob with electric oven and extractor fan, heating thermostat. Laminate tile effect flooring. Power points and downlights, uPVC French doors to communal gardens.

Double Bedroom 15' max x 8'4" max (4.57m max x 2.54m max)

Double glazed window overlooking communal gardens, built in cupboard housing Worcester boiler, pendant light and power points. Carpet.

Bathroom 6'8" x 8'7" (2.03m x 2.62m)

Panelled bath with chrome taps, shower cubicle with fitted mira electric shower, low flush WC, pedestal sink with chrome taps, fully tiled walls and flooring. Downlights and extractor fan. Fitted towel rails and toilet roll holder.

Outside Space

French doors from the kitchen open on to the well maintained communal gardens. The owner has created his own seating area with planted borders and flower boxes on the rails.

Additional information

The seller has advised us of the following information:
Ground rent is £10 per annum.

Maintenance charge £80 per month.

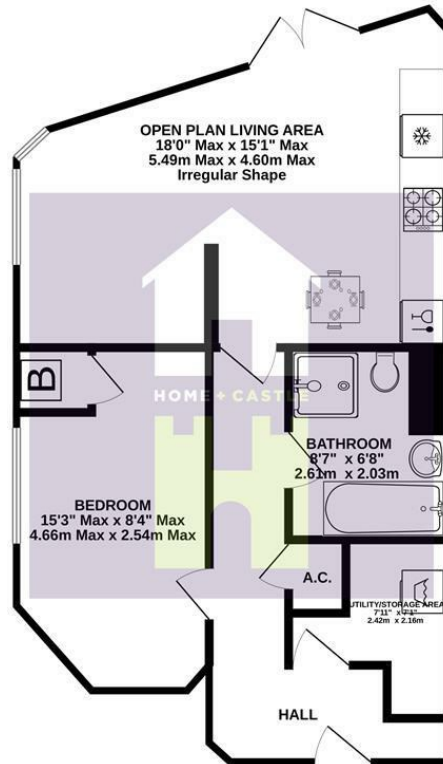
This covers the service charges and building insurance, but is adjusted for the 2nd half of the year and normally averages out at £700-£800 per annum (£60-£70 per month).

Lease - 89 years remaining.

Awaiting EPC.

Floor Plan

1 BEDROOM GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA - 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.