



GY14 VCO

Flat 2 34 Langney Road
Eastbourne, BN21 3JP

£104,950



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Phil Hall Estate Agents is delighted to offer to the market this spacious first floor apartment located within walking distance to Eastbourne town centre, train station and seafront.

****CASH BUYERS ONLY****

Features from the property include a spacious open plan living room/kitchen, bedroom, spacious bathroom and separate cloakroom.

Located in Langney Road and within a short walk to Eastbourne town centre with its wide selection of places to shop, eat and drink. Take full advantage of being so close to Eastbourne seafront and enjoy long walks along the coastline and Eastbourne train station is within easy reach with its excellent links to London and Gatwick.

As you enter the communal entrance hall, follow the stairs to the first floor communal landing. Upon entering the property you approach the entrance hall with access to the main reception, cloakroom and bedroom.

The spacious open plan living room/kitchen is front facing with a feature bay window. The kitchen area is fitted with a selection of wall mounted and matching base units with work surface and comes complete with a stainless steel single drainer sink unit and built in electric oven with four ring electric hob. The kitchen area also offers a breakfast bar area making this a perfect space for socialising or entertaining. The living area offers plenty of space for a sofa and dining area.

Back from the entrance hall is the bedroom with views to the rear and steps down leading into the bathroom.

The spacious bathroom is fitted in a two piece suite comprising of a panelled enclosed bath with mixer taps with shower attachment and pedestal wash hand basin. There is space and plumbing for washing machine and a window to the rear.

The separate cloakroom is fitted in a two piece suite comprising of a low level wc and wall mounted wash hand basin





Communal Entrance Hall

Communal First Floor Landing

Entrance Hall

3'09 x 3'03 (1.14m x 0.99m)

Open Plan Living Room/Kitchen

15'00 max x 12'09 (4.57m max x 3.89m)

Bedroom

9'02 max x 9'01 (2.79m max x 2.77m)

Bathroom

9'08 max x 8'04 (2.95m max x 2.54m)

Cloakroom

4'07 x 3'03 (1.40m x 0.99m)

Leasehold Information

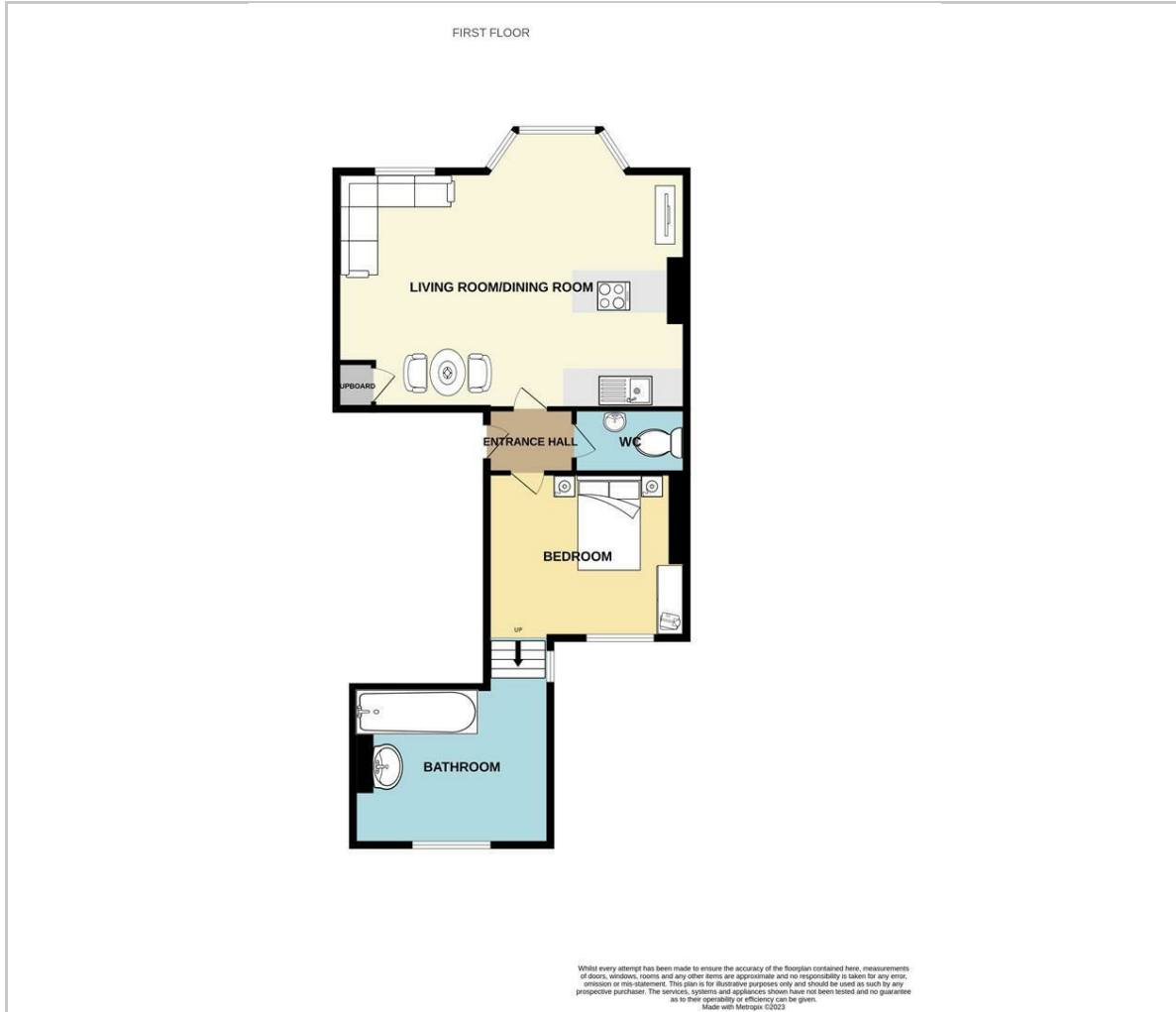
The seller advises that the property is offered as leasehold and has approximately 999 years on the lease from 1989. Service charge and ground rent is £1670.52 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



FOR SALE

PHIL HALL
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Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

