



Flat 12 Belmore Court Seaside
Eastbourne, BN22 7QP

Guide price £130,000



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Phil Hall Estate Agents has been instructed to market this well presented second floor apartment ideally situated within walking distance to Eastbourne town centre, train station and seafront.

Features include a double bedroom, modern fitted bathroom, entrance hall and a spacious open plan reception room with a modern fitted kitchen/breakfast area and chain free.

Perfect for anyone looking for their first purchase or an investment buyer looking to increase their portfolio.

Located in Seaside 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.

Upon entering the communal entrance hall, follow the stairs to communal second floor landing.

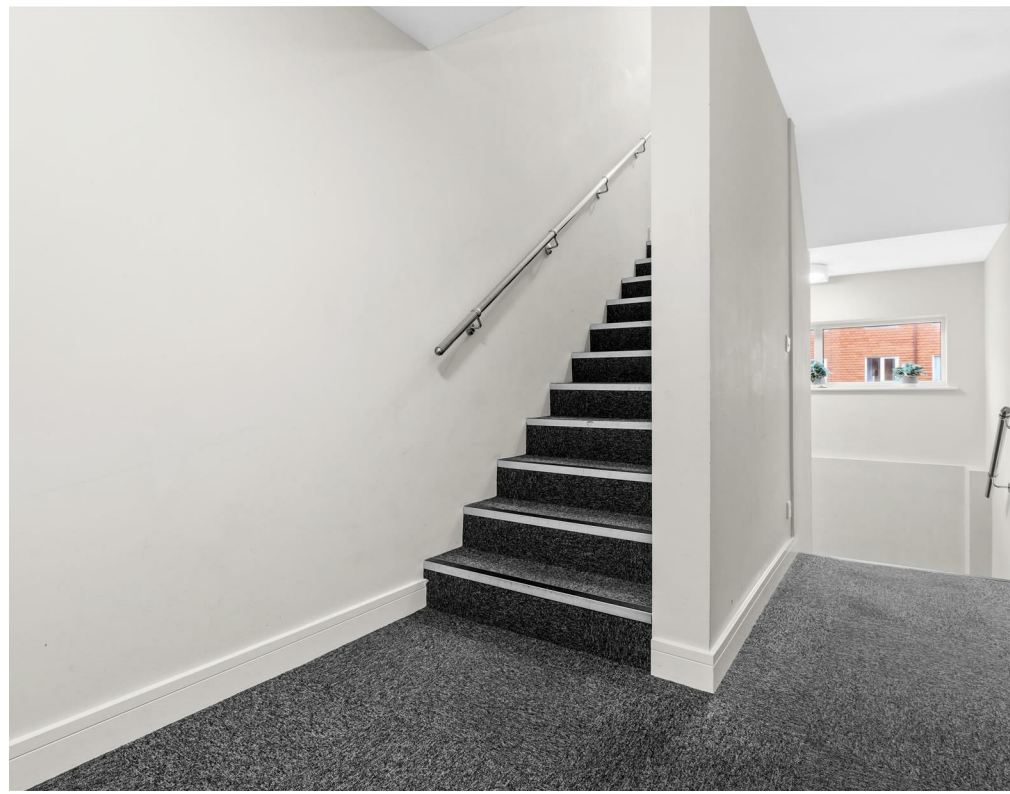
Leading into the property you approach the entrance hall with access to all the accommodation.

The main living area is open plan with the modern kitchen and has a delightful feel throughout. The living area offers plenty of space with a blank canvas meaning you can put your own stamp on the room. It has a double glazed window to the front and a radiator.

The modern kitchen is fitted with a range of wall mounted and matching base units with work surface over and comes complete with a one a half bowl stainless steel single drainer sink unit with mixer taps, built in electric oven with a four ring electric hob and extractor hood over along with an integrated fridge, freezer and washing machine. There is also a breakfast area providing additional area for eating or entertaining.

Back from the entrance hall is the double bedroom with a double glazed window to the front and radiator and offers plenty of space for additional bedroom furniture.

The modern bathroom is fitted with a three piece white suite comprising of a panelled enclosed bath, close coupled wc and a wash hand basin.





Guide Price £130,000 to £140,000

Communal Entrance Hall

Second Floor Communal Landing

Private Entrance Hall

Reception Room

20'9" max x 12'4" max (6.35 max x 3.78 max)

Kitchen/Breakfast Area

Double Bedroom

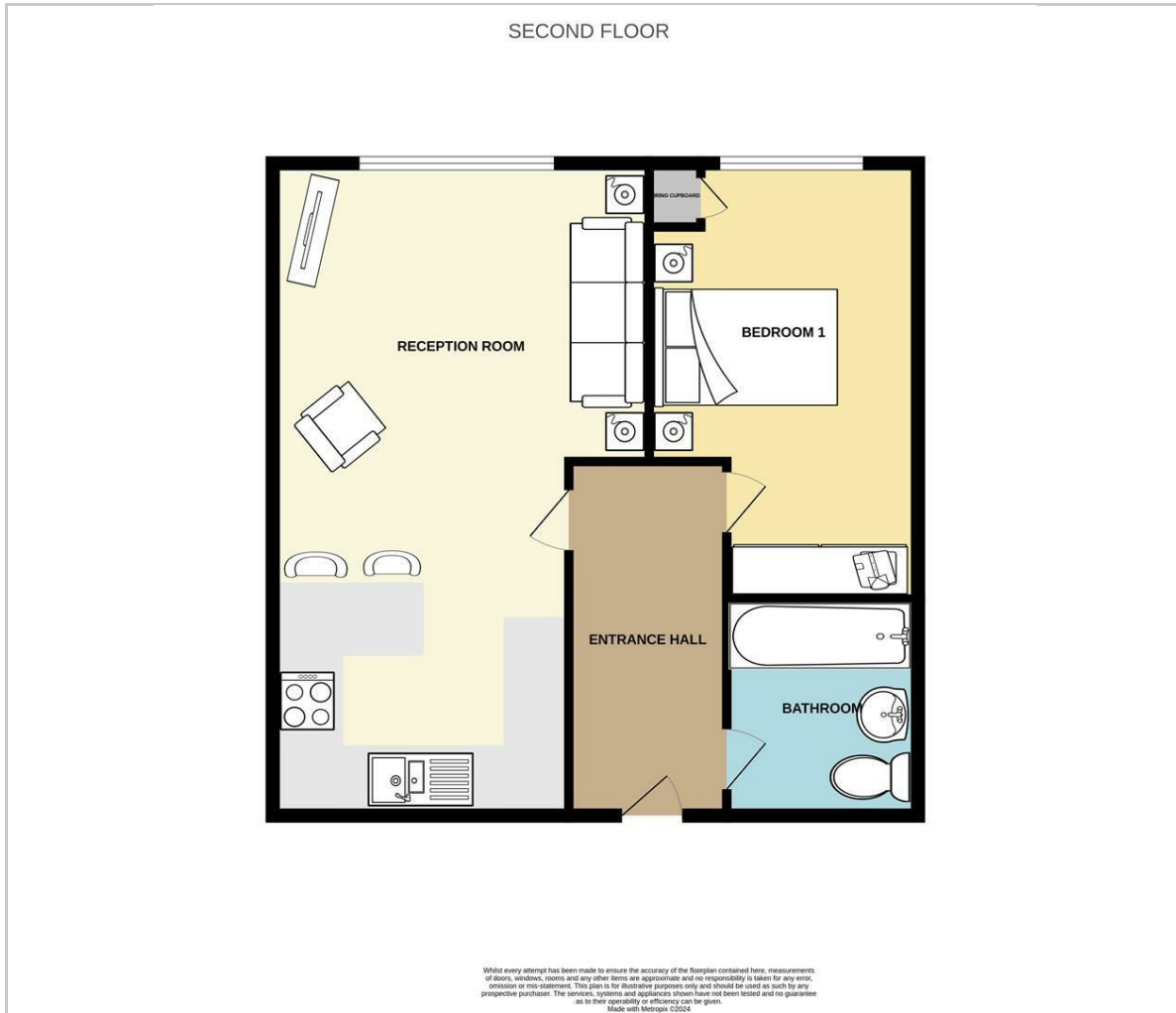
14'0" max x 9'8" (4.27 max x 2.95)

Modern Bathroom

Leasehold Information

We have been advised that the property is leasehold and that there is approx 116 years remaining on the lease, service charge £1353.82 per annum, ground rent is approx £100 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.

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

