



**Langney Road, Eastbourne BN22 8AG**

**welcome to**

## **Langney Road, Eastbourne**

\*\*\* GUIDE PRICE £185,000 - 195,000 \*\*\*

A light & spacious one bedroom top (third) floor flat located within a recently built block located on the outskirts of Eastbourne town centre. Boasting views of The Downs from a southerly facing sun terrace, en-suite bathroom and allocated parking space.



### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

### Entrance Hall

Storage cupboard. Spotlighting. Entry phone system.

### Open Plan Kitchen/Living Room

14' 11" x 14' 4" ( 4.55m x 4.37m )

### Lounge

Double glazed door to the front aspect leading to private roof terrace. Double glazed window to the front aspect. Two radiators. Spotlighting. Bespoke blinds and curtains.

### Kitchen

A range of wall and base units with work top over incorporating a sink and drainer unit. Oven with hob and cooker hood above. Integral fridge / freezer. Extractor fan. Spotlighting. Integrated counter top dish washer.

### Bedroom

14' 11" x 13' 2" ( 4.55m x 4.01m )

Double glazed doors to the rear aspect leading to Juliet balcony. Radiator. Spotlighting. Bespoke blinds and curtains.

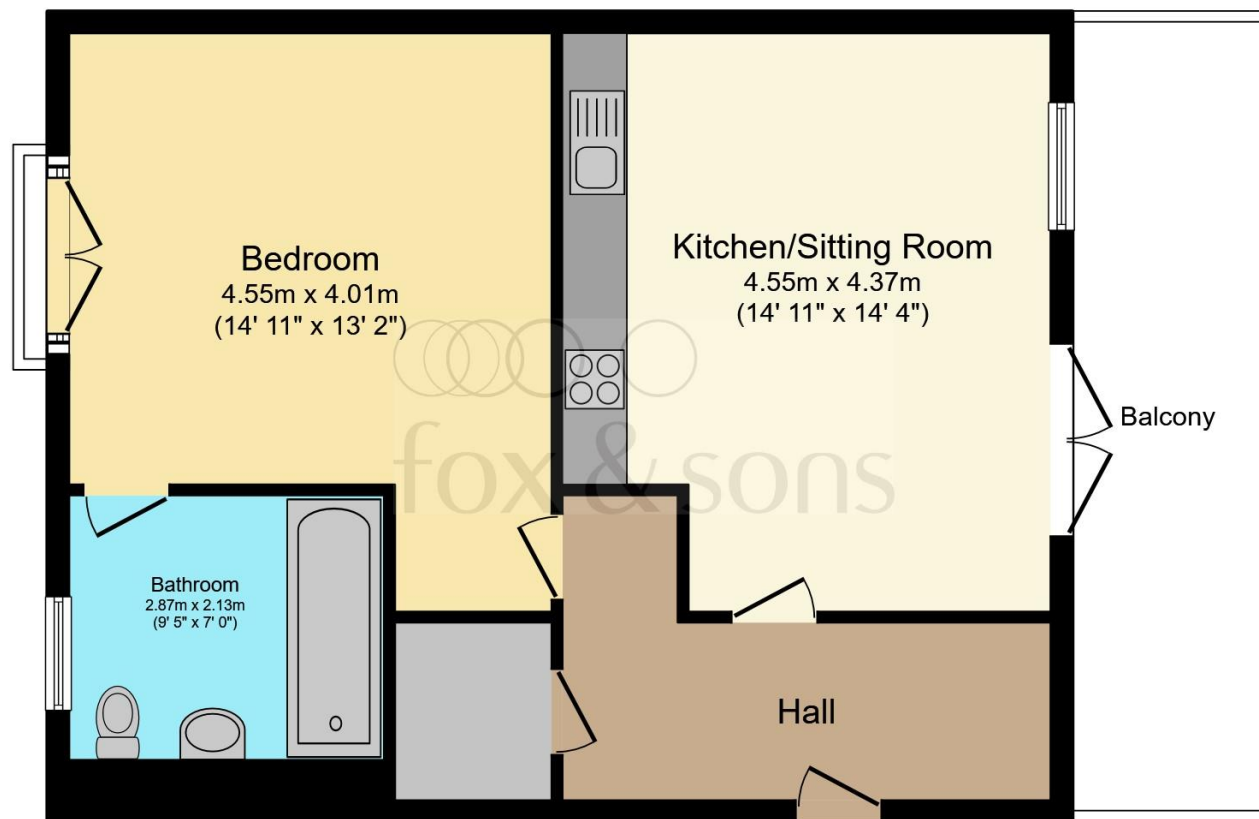
### En - Suite

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Spotlighting. Tiled throughout. Double glazed window to the rear aspect. Heated towel rail.

### Private Roof Terrace

Views of the south downs.

### Allocated Parking Space



Total floor area 65.2 m<sup>2</sup> (702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Langney Road, Eastbourne

- \*\*\* GUIDE PRICE £185,000 - 195,000 \*\*\*
- RECENTLY BUILT FLAT
- TOP (THIRD) FLOOR WITH LIFT ACCESS
- ALLOCATED PARKING SPACE
- SOUTHERLY FACING SUN TERRACE

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1272.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£185,000 - £195,000**



Please note the marker reflects the postcode not the actual property

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