



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£144,950



1 Bedroom



1 Reception



1 Bathroom



14 Farrington Court, Old Orchard Road, Eastbourne, BN21 1DB

Being sold CHAIN FREE this well presented one bedroom flat forming part of this popular development in the Saffrons is within easy walking distance of the town centre and mainline railways station. Situated on the third floor at the rear of the block the flat benefits from wonderful far reaching views towards the South Downs, a refitted wet room, double glazing and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.

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Old Orchard Road,
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Main Features

- Purpose Built Saffrons Apartment
- 1 Bedroom
- Third Floor
- Sun Balcony With Far Reaching Views
- Modern Wet Room/WC
- Double Glazing
- Gas Central Heating
- Passenger Lift
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to -

Hallway

Entryphone handset. Built-in cupboard with overhead storage.

Lounge

16'0 x 9'10 (4.88m x 3.00m)

Radiator. Television point. Doors to kitchen and bedroom. Double glazed window and door to -

Sun Balcony

With wonderful views towards the South Downs.

Fitted Kitchen

8'6 x 5'2 (2.59m x 1.57m)

Range of fitted white wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window.

Bedroom

8'11 x 8'5 (2.72m x 2.57m)

Radiator. Built-in wardrobe. Double glazed window. Door to -

Modern Wet Room/WC

Suite comprising shower cubicle with fitted seat. Low level WC. Wash hand basin with chrome mixer tap. Radiator. Part tiled walls. Extractor fan. Frosted double glazed window.

Parking

The flat has residents parking facilities to the rear on the first come first served basis.

Other Details

The flat benefits from a private lock-up storage cupboard on the communal third floor landing.

EPC = C.

Council Tax Band = A.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: £474.95 per quarter of which includes £181.45 per quarter into sinking fund

Lease: 999 years from 1968. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.