



TOWN FLATS



01323 416600

Leasehold

Guide Price

£179,950 - £185,000



2 Bedroom



1 Reception



1 Bathroom



26a Channel View Road, Eastbourne, BN22 7LP

GUIDE PRICE £179,950 - £185,000

An extremely well presented two bedroom first floor apartment enviably situated directly off Eastbourne seafront and within easy walking distance of local shops. Having undergone much improvement the flat benefits from a private entrance door, refitted kitchen & shower room, double aspect lounge, double glazing and gas central heating. The picturesque Princes Park is at the end of the road and the flat has an extended lease term. An internal inspection comes very highly recommended.



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info@townflats.com

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Main Features

- Well Presented Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Bay Windowed Lounge
- Double Aspect Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Private Entrance
- Extended Lease Term
- Use Of Courtyard Garden

Entrance

External staircase to first floor private entrance door to -

Hallway

Radiator. Cupboard with hanging rail.

Double Aspect Bay Windowed Lounge

10'11 x 7'9 (3.33m x 2.36m)

Radiator. Television point. Double glazed window to aspect. Double glazed bay window to side aspect.

Double Aspect Fitted Kitchen

11'7 x 10'11 (3.53m x 3.33m)

Range of fitted white gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and extendable mixer tap. Plumbing and space for washing machine. Space for upright fridge/freezer. Built-in electric oven and hob with extractor cooker hood above. Part tiled walls. Wall mounted gas boiler. Inset spotlights. Loft hatch. Double glazed windows to front & side aspects.

Bedroom 1

10'6 x 9'4 (3.20m x 2.84m)

Radiator. Picture rail. Feature fireplace. Double glazed window.

Bedroom 2

13'9 x 6'11 (4.19m x 2.11m)

Radiator. Picture rail. Double glazed window.

Shower Room/WC

Refitted white suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap & cupboard below. Tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

Outside

The flat has use of the courtyard garden that is laid to artificial lawn.

EPC = D

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: £50 per annum

Maintenance: As & when required

Lease: 189 years from 1989. 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.