



TOWN FLATS



01323 416600

Leasehold

£214,950



3 Bedroom



1 Reception



1 Bathroom



1 Harford House, Trinity Trees, Eastbourne, BN21 3LD

CASH BUYERS ONLY

A rarely available three bedroom ground floor apartment offering extremely spacious accommodation in Eastbourne's town centre. Situated off Eastbourne's seafront and within easy walking distance of Eastbourne's theatres, mainline railway station and Beacon shopping centre the flat benefits from three double bedrooms, a refitted kitchen and shower room, night storage heating and double glazing. An internal inspection comes highly recommended. **THE FLAT IS BEING SOLD WITH A REMAINING LEASE TERM OF 42 YEARS UNEXPIRED. THIS HAS BEEN REFLECTED IN THE CURRENT ASKING PRICE.**



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info@townflats.com

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Main Features

- CASH BUYERS ONLY DUE TO UNEXPIRED LEASE TERM OF 42 YEARS
- Town Centre Purpose Built Apartment
- 3 Bedrooms
- Ground Floor
- Lounge Leading To Balcony
- Double Aspect Fitted Kitchen/Dining Room
- Modern Shower Room/WC
- Cloakroom
- Double Glazing & Night Storage Heating
- Visitors Parking Facilities

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Night storage heater. Entryphone handset. Coved ceiling. Built-in cupboards.

Lounge

17'3 x 11'7 (5.26m x 3.53m)

Night storage heater. Feature fireplace with inset electric fire. Wall lights. Television point. Double glazed patio doors to balcony. Archway to -

Double Aspect Fitted Kitchen/Dining Room

17'3 x 7'0 (5.26m x 2.13m)

Modern range of fitted wall and base units with chrome handles. Marble effect worktop with inset single drainer sink unit with chrome mixer tap. Built-in electric hob & eye level oven. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space fridge/freezer. Part tiled walls. Coved ceiling. Frosted window to side aspect. Further Double glazed window to front aspect.

Bedroom 1

14'2 x 12'1 (4.32m x 3.68m)

Night storage heater. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2

14'2 x 11'11 (4.32m x 3.63m)

Night storage heater. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3

11'1 x 10'8 (3.38m x 3.25m)

Night storage heater. Coved ceiling. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with fitted seat. Vanity unit with low level WC & concealed cistern. Wash hand basin set in vanity unit with mixer tap and cupboards below. Part tiled walls. Wall mounted electric heater. Heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

Outside

The development has visitors parking spaces to the rear.

EPC = E

Council Tax Band = D

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: £540 per quarter.

Lease: 42 years remaining. We have been advised of the remaining 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.