



TOWN FLATS



01323 416600

Leasehold

£115,000

SINGLE OCCUPANCY



0 Bedroom



1 Reception



1 Bathroom



18 Westdown House, Hartington Place, Eastbourne, BN21 3BW

A well presented third floor studio apartment forming part of this popular development directly off the seafront and within easy walking distance of the town centre & mainline railway station. Being offered CHAIN FREE the flat benefits from a spacious studio room, refitted kitchen & bathroom, double glazing and electric heating. The flat has an extended lease term and residents parking facilities.

18 Westdown House,
Hartington Place,
Eastbourne, BN21 3BW

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Main Features

- Well Presented Studio Apartment Directly Off The Seafront
- Third Floor
- Spacious Studio Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Residents Parking Facilities
- Extended Lease Term
- CHAIN FREE

Entrance

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

Hallway

Airing cupboard housing hot water cylinder. Entryphone handset.

Studio Room

18'4 x 9'11 (5.59m x 3.02m)

Two electric radiators. Coved ceiling. Double glazed window to rear aspect. Door to -

Fitted Kitchen

7'5 x 6'0 (2.26m x 1.83m)

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cookerhood. Under counter fridge (included). Washing machine (included). Double glazed window.

Bathroom/WC

White suite comprising panelled bath with shower over & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Frosted double glazed window.

Parking

The flat has residents parking facilities on a first come first served basis.

Other Details

There is a private storage room.

EPC = C

Council Tax Band = A

AGENTS NOTE:

THERE IS A SINGLE OCCUPANCY CLAUSE ON THE FLAT.

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: £48 per annum

Maintenance: £395 per quarter

Lease: 189 years from 1970. 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.