



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

# £170,000



## 6 Linosa Court, Pevensey Road, Eastbourne, BN22 8AD

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*

Conveniently located just yards from Eastbourne's picturesque seafront, this second (top) floor purpose built flat is spacious and beautifully presented. Arranged with two bedrooms amongst its numerous benefits are a modern kitchen and bathroom/WC. In addition to having gas central heating and double-glazed windows throughout. Only a short walk from local shops in Seaside and Eastbourne town centre/train station. An inspection comes very highly recommended.

6 Linosa Court  
Pevensey Road  
Eastbourne, BN22 8AD

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**£170,000**

## Main Features

- Purpose Built Town Centre Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating

## Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

## Hallway

Radiator. Storage cupboard.

## Lounge

13'3 x 11'8 (4.04m x 3.56m )  
Radiator. Laminate flooring. Double glazed window to front aspect.

## Fitted Kitchen

10'11 x 7'4 (3.33m x 2.24m )  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for fridge/freezer. Inset electric hob & oven with extractor cooker hood. Storage cupboard. Door leading to fire escape. Radiator. Laminate flooring. Double glazed window to rear aspect.

## Bedroom 1

12'4 x 10'3 (3.76m x 3.12m )  
Radiator. Carpet. Double glazed window to rear aspect.

## Bedroom 2

8'4 x 7'7 (2.54m x 2.31m )  
Radiator. Carpet. Double glazed window to side aspect.

## Modern Bathroom/WC

Suite comprising tiled bath with mixer tap, shower attachment, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Vinyl flooring. Double glazed window to side aspect.

EPC = D

Council Tax Band = B

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: £588.11 half yearly**

**Lease: 945 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.