



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£169,950



3 Stratford House, 59 Cavendish Place, Eastbourne, BN21 3RN

Centrally located is this two bedroom, first floor converted flat. Consisting of a dual aspect and double bay open plan lounge and kitchen, two bedrooms and a bathroom. Conveniently situated within walking distance of the town centre, train station and beach and is deemed to be a sound investment or perfect first home. (Currently let at £950pcm)

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59 Cavendish Place,
Eastbourne, BN21 3RN**

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Main Features

- Converted Town Centre Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge/Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating

Entrance

Communal entrance with stairs to first floor private entrance door to -

Hallway

Radiator.

Double Aspect Lounge/Kitchen

14'4 x 12'5 (4.37m x 3.78m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Boiler. Inset electric hob & oven under. Plumbing and space for washing machine. Space for fridge/freezer. Two double glazed bay windows to front & side aspects.

Bedroom 1

11'3 x 8'5 (3.43m x 2.57m)

Radiator. Double glazed window to front aspect.

Bedroom 2

9'3 x 7'7 (2.82m x 2.31m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

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: £60 per annum

Maintenance: £1200 per annum

Lease: 125 years from 2001. 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.