

Flat 4, 12 Hurst Road,
Eastbourne, BN21 2PL

Leasehold
Guide Price
£345,000 - £355,000



4 Bedroom 1 Reception 1 Bathroom



TOWN FLATS

www.town-property.com info@townflats.com

01323 416600

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.



TOWN FLATS



01323 416600

4 Bedroom 1 Reception 1 Bathroom

Leasehold
Guide Price
£345,000 - £355,000



Flat 4, 12 Hurst Road, Eastbourne, BN21 2PL

GUIDE PRICE £345,000 - £355,000

A wonderfully unique four bedroom first and second floor apartment with private lawned rear garden and garage. Forming part of this attractive detached residence in Upperton the flat provides spacious and versatile living accommodation. The first floor comprises of a wonderful lounge with recessed dining area that provides far reaching views towards the South Downs, a kitchen/breakfast room which is in excess of 20' long, a master bedroom and a refitted bathroom. The second floor has three bedrooms, two which are doubles, and a modern cloakroom. Motcombe Village with its gardens, local shops and Waitrose are within comfortable walking distance and Eastbourne town centre is also approximately one mile away. An internal inspection comes very highly recommended.

www.town-property.com info@townflats.com

Flat 4, 12 Hurst Road, Eastbourne, BN21 2PL

Guide Price
£345,000 - £355,000

Main Features

- Converted Flat
- 1st & 2nd Floor
- 4 Bedrooms
- Spacious Hallway
- Double Aspect Lounge/Dining Room
- Double Aspect Kitchen/Breakfast Room
- Modern Bathroom/WC
- Cloakroom
- Private Lawned Rear Garden
- Garage

Entrance

Communal entrance. Stairs to first floor. Private entrance door to-

Spacious Hallway

Ceiling rose. Radiator. Built in cupboard. Stairs to second floor.

Double Aspect Lounge/Dining Room

19'9 x 14'7 (6.02m x 4.45m)

Wonderful room with four sash windows providing far reaching views towards the South Downs. Radiator. Picture rail. Corniced ceiling. Archway to-

Dining Area: Radiator. Fitted bookshelves.

Double Aspect Kitchen/Breakfast Room

23'7 x 7'3 (7.19m x 2.21m)

Modern range of fitted high gloss wall and base units. Worktops with inset single drainer one and a half bowl sink unit with mixer tap. Built in gas hob with electric double oven. Glass splashback. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge freezer. Part tiled walls. Inset spotlights. Radiator. Cupboard housing gas boiler (boiler fitted 2022). Double glazed window and door to fire escape which has emergency lighting.

Bedroom 1

14'10 x 13'4 (4.52m x 4.06m)

Picture rail. Corniced ceiling. Two radiators. Two sash windows to front aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Radiator. Inset spotlights. Frosted double glazed window.

Stairs from First to Second Floor Landing:

Inset spotlights. Skylight.

Bedroom 2

14'6 x 14'3 (4.42m x 4.34m)

Radiator. Range of fitted wardrobes and cupboards. Double glazed window to front aspect.

Bedroom 3

14'4 x 11'2 (4.37m x 3.40m)

Range of fitted cupboards and drawers. Radiator. Double glazed window to front aspect.

Bedroom 4

15'4 x 8'4 (4.67m x 2.54m)

Radiator. Double glazed window with far reaching views over Eastbourne towards the sea.

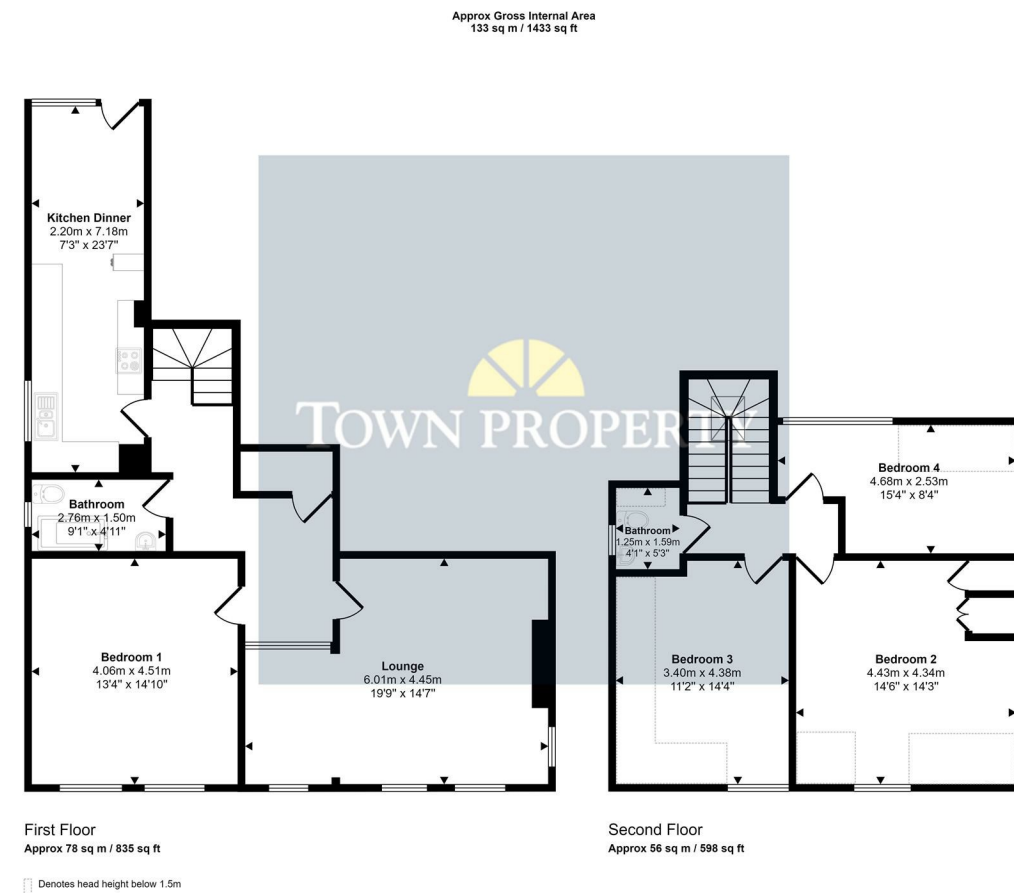
Cloakroom

Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap. Tiled flooring. Part tiled walls. Eaves storage. Radiator. Frosted window.

Outside

The flat has a sizeable private garden to the rear which is mainly laid to lawn. There are mature shrubs and gated access that leads to the garage with an up and over door.

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: Awaiting confirmation.

Maintenance: Details on request.

Lease: 189 years from 1977. We have been advised of the lease term, we have not seen the lease.

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.