



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £100,000 - £115,000



1 Bedroom



1 Reception



1 Bathroom



## 9 Livingston House 20 Seaside, Eastbourne, BN22 7QJ

\*\*\*GUIDE PRICE £100,000 - £115,000\*\*\*

Enviably located just yards from Eastbourne's picturesque seafront and Victorian Pier, this one bedroomed converted apartment is located on the top (second) floor and enjoys a glimpse of the sea. Having an open plan sitting room that adjoins the kitchen/breakfast room, there is also a modern bathroom/wc accessed via the hallway. Numerous shops and amenities are close by including the mainline railway station and Beacon shopping centre. the apartment offers great investment and owner occupier potential whilst being sold CHAIN FREE.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

9 Livingston House  
20 Seaside  
Eastbourne, BN22 7QJ

**Guide Price**  
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### Main Features

- Converted Seaside Apartment With Sea Views
- 1 Double Bedroom
- Second (Top) floor
- Open Plan Sitting Room
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- Electric Heaters
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs (with sea views from the landings) to second (top) floor private entrance door to -

### Entrance Hallway

Entryphone handset. Built-in airing cupboard housing hot water cylinder. Door to bathroom & sitting room.

### Sitting Room

17'7 x 9'8 (5.36m x 2.95m)

Newly installed slim-line electric heater. Telephone point. Television point. Fitted cupboard housing newly installed trip switches. Double glazed window.

### Fitted Kitchen/Breakfast Room

7'6 x 7'3 (2.29m x 2.21m)

Range of fitted wall and base units. Modern contoured granite effect work tops with inset single drainer sink unit with mixer tap. Plumbing and space for washing machine. Inset ceramic hob with built-in stainless steel oven. Stainless steel extractor cooker hood. Breakfast bar with space for stools under. Part tiled walls. Vinyl flooring. Double glazed window.

### Double Bedroom

9'5 x 6'4 (2.87m x 1.93m)

Newly installed slim-line electric heater. Large recessed wardrobe with hanging rail. Double glazed window.

### Bathroom/WC

Modern white suite comprising P-shaped bath with mixer tap, hand held shower attachment and shower screen. Pedestal wash hand basin.. Low level dual flush WC. Ladder heated towel rail. Part tiled walls. Wood effect flooring. Double glazed Velux window.

EPC = E

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: £37.50 half yearly**

**Maintenance: £587 half yearly.**

**Lease: 999 years from 1986. 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.