



# TOWN FLATS



01323 416600

Leasehold

## £149,950



2 Bedroom



1 Reception



1 Bathroom



## 8 Peregrine Court, 51-53 Cavendish Place, Eastbourne, BN21 3HU

A spacious two bedroom second (top) floor flat enviably situated in Eastbourne's immediate town centre. Offering well proportioned accommodation the flat benefits from two double bedrooms, a spacious lounge to the front with two double glazed windows and an open plan fitted kitchen and modern bathroom. Eastbourne seafront and mainline railway station are both within comfortable walking distance. The flat is being sold CHAIN FREE and an internal inspection comes highly recommended.

8 Peregrine Court,  
51-53 Cavendish Place,  
Eastbourne, BN21 3HU

£149,950

## Main Features

- Converted Town Centre Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Open Plan Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Ideally Located For Eastbourne Seafront & Town Centre
- CHAIN FREE

## Entrance

Communal entrance with security entryphone system. Stairs to second floor private entrance door to -

## Hallway

Split level landing.

## Lounge

13'2 x 10'8 (4.01m x 3.25m)

Radiator. Laminate flooring. Double glazed windows to front aspect.

## Open Plan Fitted Kitchen

13'3 x 5'3 (4.04m x 1.60m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Integrated fridge/freezer. Wall mounted gas boiler.

## Double Aspect Bedroom 1

14'4 x 9'9 (4.37m x 2.97m)

Radiator. Double glazed windows to side and rear aspects.

## Bedroom 2

7'10 x 7'2 (2.39m x 2.18m)

Radiator. Double glazed window to rear aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with mixer tap shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. part tiled walls. Extractor fan. Radiator.

EPC = C.

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: £164.63 per annum**

**Maintenance: £1033.34 per annum**

**Lease: 125 years from 2006. We have been advised of the lease term, we have not seen the lease**

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