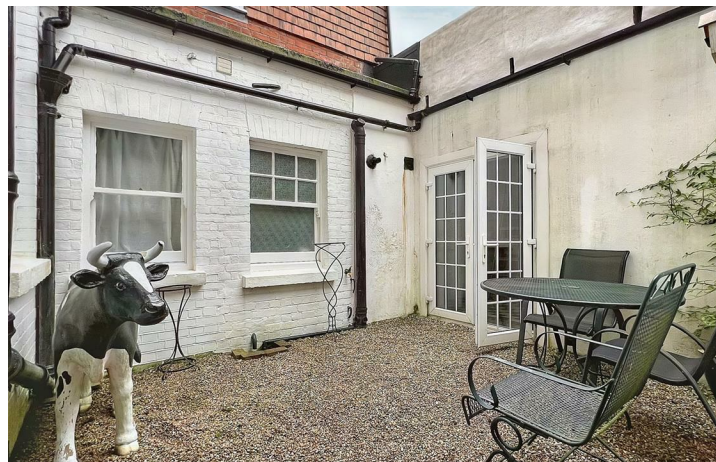


Garden Flat (1a),
5 Chatsworth Gardens,
Eastbourne, BN20 7JP

Leasehold - Share of Freehold

£399,950



3 Bedroom 1 Reception 2 Bathroom



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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.



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Leasehold - Share of Freehold

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3 Bedroom 1 Reception 2 Bathroom



Garden Flat (1a), 5 Chatsworth Gardens, Eastbourne, BN20 7JP

Standing majestically at the Western end of King Edwards Parade, this spacious garden flat forms part of this elegant and imposing Period apartment building on Eastbourne's picturesque seafront. Arranged with three bedrooms, the generous reception hallway gives access to the bay fronted sitting/dining room with open fire and the refitted modern kitchen with some integrated appliances and Quartz worktops. The master bedroom has an en suite shower room/wc, bedroom two has access to an internal patio area and bedroom three provides access to the enclosed rear garden. A further bathroom/wc is also included. Three 'garden vaults' are accessed from the rear, two of which provide garden/storage/office use and the third houses the boiler and washing machine. The private front garden looks onto the delightful communal gardens which are lawned and where views towards Beachy Head and the heritage downland can be enjoyed. The Village High Street shops, Western Lawns and Towner Art Gallery are all within close walking distance. The town centre shops and mainline railway station are approximately one mile distant.

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£399,950

Main Features

- Spacious & Well Presented Meads Garden Apartment
- 3 Bedrooms
- Ground Floor
- Sitting/Dining Room
- Refitted Modern Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Enclosed Patio Garden With Access To Garden Vaults
- Delightful Communal Gardens

Entrance
Covered entrance with frosted double glazed door to -

Generous Reception Hallway
Radiator. Coats cupboard and storage. Carpet.

Sitting/Dining Room
15'7 x 15'5 (4.75m x 4.70m)
Radiator. Fireplace with ornate surround, mantel above & inset open fire. Carpet. Window to front aspect.

Refitted Modern Kitchen
16'0 x 7'0 (4.88m x 2.13m)
Range of units comprising bowl and a half sink bowl with mixer tap and inset drainer into Quartz worktop with inset four ring gas hob and eye level double oven. Integrated dishwasher. Range of wall mounted units and extractor cooker hood. Space for 'American' style fridge/freezer. Radiator. Window to rear aspect.

Bedroom 1
16'9 x 13'11 (5.11m x 4.24m)
Radiator. Carpet. Window to rear aspect. Door to -

En-Suite Shower/WC
Suite comprising shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Radiator. Frosted window.

Bedroom 2
13'10 x 10'10 (4.22m x 3.30m)
Radiator. Carpet. Double glazed window to side aspect. Double glazed double doors to internal patio area.

Bedroom 3/Study
12'7 x 6'8 (3.84m x 2.03m)
Radiator. Window to rear aspect. Frosted door to rear garden.

Bathroom/WC
Suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

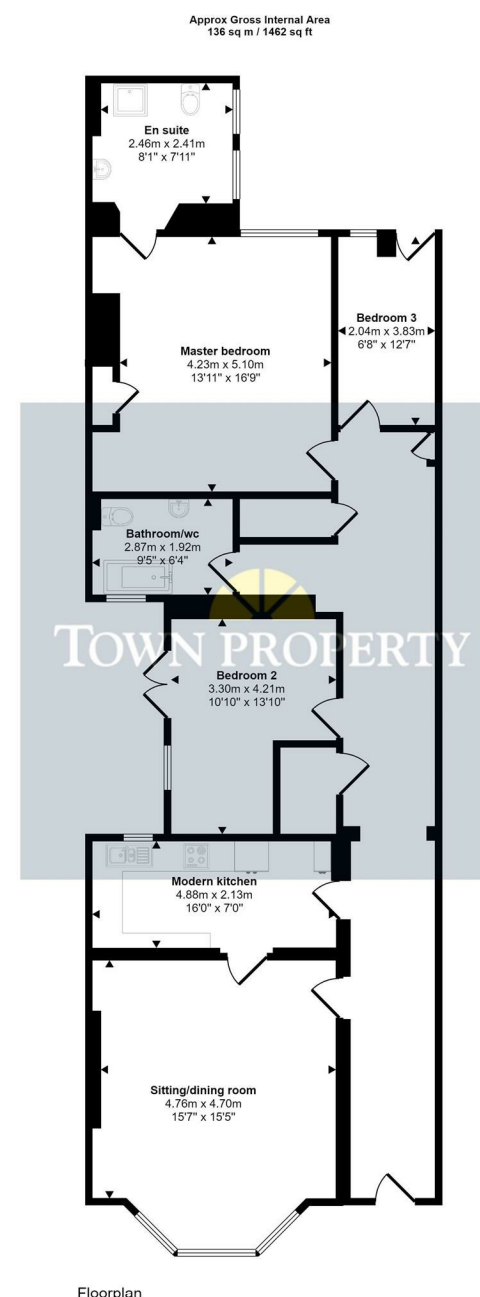
Outside
There are private areas of front and rear garden. In addition, lovely communal gardens extend along the frontage of Chatsworth House. Three 'Garden Vaults' provide useful storage.
Vault 1) 8'79 x 7'25 - used for garden storage
Vault 2) 8'35 x 7'10 - used for garden storage
Vault 3) 13'06 x 6'77 - Housing boiler. Plumbing and space for washing machine. Double doors to rear stairwell, access to service road and garage

Parking
Parking to the front is on a 'first come first serve basis.

EPC = C

Council Tax Band = C

AGENTS NOTE:
There is a garage available under separate negotiation.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £937 half yearly
Lease: 999 years from 2007

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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.