



TOWN FLATS



01323 416600

Leasehold

Guide Price

£180,000 - £190,000



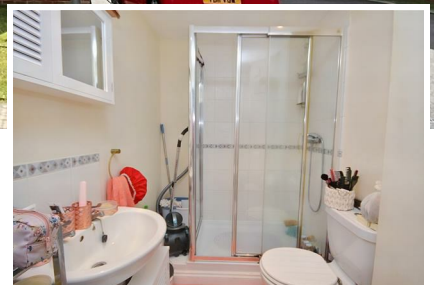
2 Bedroom



1 Reception



1 Bathroom



5 Preston Court, Upper Avenue, Eastbourne, BN21 3ZE

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A much improved two bedroom first floor apartment forming part of this modern development enviably situated in Upperton. The flat benefits from a modern refitted open plan kitchen, modern shower room, double glazing and electric heating. Eastbourne town centre and its mainline railway station are within comfortable walking distance and there are residents parking facilities or for investment purposes.



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info@townflats.com

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Upper Avenue,
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Main Features

- Upperton Apartment
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Electric Heating
- Residents Parking Facilities

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Electric radiator. Entryphone handset.

Open Plan Lounge/Fitted Kitchen

11'9 x 8'9 (3.58m x 2.67m)

Electric radiator. Double glazed sash window to front aspect.

Kitchen Area

9'1 x 8'11 (2.77m x 2.72m)

Range of refitted high gloss wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in electric hob oven & hob with extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Inset spotlights.

Bedroom 1

10'2 x 8'6 (3.10m x 2.59m)

Electric heater. Built-in wardrobe with sliding doors. Double glazed sash window to side aspect.

Bedroom 2

12'4 x 8'2 (3.76m x 2.49m)

Electric heater. Built-in wardrobe with sliding doors. Double glazed sash window to side aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Wall mounted electric heater. Shaver point. Inset spotlight.

Outside

The flat has lawned communal gardens.

Parking

Residents parking facilities.

EPC = B

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: £350 per annum

Maintenance: £550 half yearly

Lease: 141 years remaining. We have been advised of the remaining 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.