



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



Flat 2, 59 Selwyn Road, Eastbourne, BN21 2LR

A spacious one bedroom first floor apartment forming part of this attractive residence in Upperton. With an allocated parking space to the front the flat is within comfortable walking distance of Motcombe Village with its local shops and Waitrose. Benefits include a wonderful bay windowed lounge/dining room, double bedroom, double glazing and gas central heating. Being sold with a share of the freehold an internal inspection comes very highly recommended.

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Eastbourne, BN21 2LR

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Main Features

- Spacious Upperton Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space

Entrance

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

Split Level Hallway

Bay Windowed Lounge

18'10 x 14'8 (5.74m x 4.47m)

Radiator. Feature fireplace with ornate surround. Corniced ceiling. Double glazed bay window with views towards the South Downs. Door to -

Fitted Kitchen

7'0 x 6'4 (2.13m x 1.93m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine and dishwasher. Part tiled walls. Extractor cooker hood. Wall mounted gas boiler. Double glazed window to side aspect.

Bedroom

11'5 x 11'2 (3.48m x 3.40m)

Radiator. Double glazed window to side aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Built-in cupboard. Radiator. Double glazed window.

Parking

The flat has an allocated parking space to the front.

EPC = D

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: N/A

Maintenance: £600 per annum

Lease: 999 years from 1981. 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.