



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £179,950



## 2 Belle Vue Court, Belle Vue Road, Eastbourne, BN22 7RF

A spacious and well presented two bedroom ground floor apartment situated within a cul-de-sac off Seaside with a lock-up garage. Conveniently situated yards from local shops and within comfortable walking distance of the seafront the flat benefits from two double bedrooms, a refitted kitchen, bathroom/WC and spacious lounge. Further benefits include double glazing, gas central heating and a lease in excess of 100 years. An internal inspection comes highly recommended.

2 Belle Vue Court,  
Belle Vue Road,  
Eastbourne, BN22 7RF

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## Main Features

- Spacious & Well Presented Seaside Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating

## Entrance

Communal entrance. Ground floor private entrance door to -

## Hallway

Radiator. Coved ceiling. Built-in cupboard with fixed shelving. Further built-in cupboard.

## Lounge

13'7 x 9'7 (4.14m x 2.92m )

Radiator. Coved ceiling. Television point. Double glazed window to front aspect.

## Fitted Kitchen

10'1 x 7'11 (3.07m x 2.41m )

Modern range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and oven. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Wall mounted gas boiler. Coved ceiling. Radiator. Double glazed window.

## Bedroom 1

13'2 x 9'7 (4.01m x 2.92m )

Radiator. Coved ceiling. Double glazed window to front aspect.

## Bedroom 2

10'0 x 9'5 (3.05m x 2.87m )

Radiator. Coved ceiling. Double glazed window to rear aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Frosted double glazed window.

## Parking

The flat has a lock-up garage with an up & over door to the front of the development.

**Council Tax Band = B**

**EPC = C**

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: £50 per annum**

**Maintenance: £327 per quarter**

**Lease: 166 years from 1968. 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.