



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£290,000 - £320,000



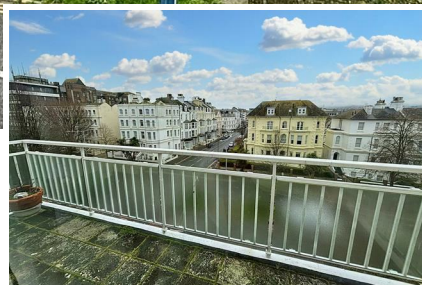
4 Bedroom



1 Reception



2 Bathroom



22 Tavistock, Devonshire Place, Eastbourne, BN21 4AG

GUIDE PRICE £290,000 - £300,000

An incredibly spacious four bedroom fourth floor apartment that provides versatile living accommodation. Enviably situated yards from Eastbourne seafont and within easy walking distance of mainline railway station and Beacon shopping centre the flat is being sold CHAIN FREE. Though in need of significant modernisation the flat offers wonderful potential to be redesigned to the new owners taste. Further benefits include a share of the freehold, garage and private storage room. An internal inspection comes highly recommended.



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22 Tavistock,
Devonshire Place,
Eastbourne, BN21 4AG

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Main Features

- Spacious Town Centre Apartment
- 4 Bedrooms
- Fourth Floor
- Lounge Leading To Balcony
- Kitchen
- 2 Bathroom/WC's
- Private Storage Room
- Garage
- CHAIN FREE

Entrance

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

Hallway

Radiators. Built-in cupboard with hanging rail. Two airing cupboards housing hot water cylinder. Further built-in cupboard with fixed shelving.

Lounge

16'4 x 14'6 (4.98m x 4.42m)

Radiator. Feature fireplace. Coved ceiling. Wall lights. Window and door to balcony.

Fitted Kitchen

16'4 x 7'0 (4.98m x 2.13m)

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. Part tiled walls. Larder cupboard. Two windows to side aspect.

Bedroom 1

14'5 x 14'2 (4.39m x 4.32m)

Radiator. Fitted wardrobes. Coved ceiling. Window to side aspect.

Bedroom 2

12'0 x 9'10 (3.66m x 3.00m)

Radiator. Fitted wardrobe. Window to side aspect providing far reaching views over Eastbourne.

Bedroom 3

10'1 x 9'7 (3.07m x 2.92m)

Fitted wardrobe. Coved ceiling. Window to side aspect.

Bedroom 4/Dining Room

10'11 x 10'0 (3.33m x 3.05m)

Radiator. Wall lights. Coved ceiling. Window to side aspect.

Bathroom/WC 1

Coloured suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Wall mounted electric heater. Frosted window.

Bathroom/WC 2

Coloured suite comprising panelled bath with mixer tap & shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted window.

Cloakroom

Low level WC. Wash hand basin. Frosted window.

Other Details

The flat also benefits from a private lock-up cupboard.

Parking

The flat has a lock-up garage.

EPC = D

Council Tax Band = F

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: £702 per quarter includes water, sewage & building insurance

Lease: 135 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.