



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£250,000



2 Bedroom



1 Reception



2 Bathroom



6 Stanhope Court, 26 Silverdale Road, Eastbourne, BN20 7AZ

A well presented two bedroom first floor apartment forming part of this attractive detached residence. Situated in the highly sought after Lower Meads area of Eastbourne the flat offers spacious well proportioned accommodation throughout. Benefits include two double bedrooms, one with a refitted en-suite shower room, a wonderful 17'11 x 17'8 lounge/dining room with feature fireplace, a refitted bathroom and kitchen. The flat is being sold with a share of the freehold. Eastbourne town centre, seafront and theatres are all within comfortable walking distance. An internal inspection comes very highly recommended.

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Main Features

- Spacious Lower Meads Apartment
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- En-Suite Shower Room/WC
- Sash Windows
- Share Of The Freehold

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to -

Hallway

Radiator. Corniced ceiling. Entryphone handset.

Lounge/Dining Room

17'11 x 17'8 (5.46m x 5.38m)

Radiator. Corniced ceiling. Feature fireplace with marble surround and hearth. Television point. Parquet flooring. Sash windows.

Fitted Kitchen

12'1 x 9'3 (3.68m x 2.82m)

Range of fitted wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Wall mounted gas boiler. Two windows to side aspect.

Bedroom 1

17'10 x 10'1 (5.44m x 3.07m)

Radiator. Corniced ceiling. Sash window to side aspect. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Heated towel rail. Extractor fan.

Bedroom 2

13'7 x 12' (4.14m x 3.66m)

Radiator. Corniced ceiling. Sash window to side aspect.

Modern Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC with concealed cistern and built-in cupboard. Part tiled walls. Corniced ceiling. Heated towel rail. Frosted window.

EPC = D

Council Tax Band = 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: N/A

Maintenance: Details on request

Lease: 999 from 2003. 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.