



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£169,950



42 Byland Close, Eastbourne, BN22 0UE

An extremely spacious and well presented two bedroom second (top) floor flat situated in the Hampden Park area of Eastbourne within easy reach of local amenities. Accommodation comprises of entrance hall, large storeroom, spacious kitchen/breakfast room, two double bedrooms, modern bathroom and separate cloakroom. Other benefits includes gas central heating and double glazing. Viewing considered essential to appreciate the accommodation this flat has to offer.

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Eastbourne, BN22 0UE

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Main Features

- Spacious Top Floor
Hampden Park Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen/Breakfast
Room
- Modern Bathroom
- Separate Cloakroom
- Double Glazing & Gas
Central Heating
- Store Room

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor double glazed private entrance door to -

Hallway

Radiator. Entryphone handset. Airing cupboard housing hot water cylinder.

Store Room

7'0 x 4'9 (2.13m x 1.45m)

Lounge

15'10 x 12'3 (4.83m x 3.73m)

Radiator. Double glazed window to rear aspect.

Fitted Kitchen/Breakfast Room

14'3 x 9'3 (4.34m x 2.82m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for cooker and fridge/freezer. Wall mounted gas boiler. Area for table & chairs. Radiator. Double glazed window to front aspect.

Bedroom 1

13'0 x 9'2 (3.96m x 2.79m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'0 x 8'9 (3.66m x 2.67m)

Radiator. Double glazed window to rear aspect.

Bathroom

Suite comprising panelled bath with chrome mixer tap. Wash hand bash set in vanity unit with cupboards & drawers under. Fully tiled walls. Double glazed window to front aspect.

Separate Cloakroom

Low level WC. Part tiled walls. Double glazed window to front aspect.

EPC = C

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: Included in maintenance charge

Maintenance: Approximately £1200 per annum which includes ground rent

Lease: 86 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.