



TOWN FLATS



01323 416600

Leasehold

Guide Price

£235,000 - £245,000



3 Bedroom



1 Reception



1 Bathroom



8 Kingston House, St. Annes Road, Eastbourne, BN21 2DJ

GUIDE PRICE £235,000 - £245,000

A three bedroom third floor apartment that provides spacious and well proportioned accommodation. Occupying an elevated position in Upperton that provides far reaching views over Eastbourne towards the sea and is being sold CHAIN FREE. The flat benefits from a spacious lounge/dining room with a door to the sun balcony, bathroom, separate WC and fitted kitchen. The flat has a lease in excess of 100 years and a lock-up garage to the side with an up & over door. Eastbourne town centre and mainline railway station are both within comfortable walking distance. An internal inspection comes very highly recommended.

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Main Features

- Spacious 3 Bedroom Upperton Apartment
- Third Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Bath & Shower Room/WC & Separate WC
- Double Glazing
- Garage
- Private Lock-Up Cellar Space
- CHAIN FREE

Entrance

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

Hallway

Coved ceiling. Built-in cupboard with hanging rail. Door to kitchen. Further double doors to -

Lounge/Dining Room

22'6 x 12'9 (6.86m x 3.89m)

Night storage heater. Wall lights. Dado rail. Feature fire place. Serving hatch. Door to Inner hallway. Double glazed window and door to -

Sun Balcony

With far reaching views over Eastbourne towards the Downs and sea.

Fitted Kitchen

13'1 x 6'10 (3.99m x 2.08m)

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. Window to rear aspect.

Inner Hallway

Bedroom 1

14'4 x 11'9 (4.37m x 3.58m)

Electric panel heater. Built-in double wardrobe with hanging rail. Coved ceiling. Double glazed window to front and side aspects.

Bedroom 2

11'11 x 9'9 (3.63m x 2.97m)

Night storage heater. Built-in wardrobes with hanging rail. Double glazed window to side aspect.

Bedroom 3

12'4 x 8'10 (3.76m x 2.69m)

Night storage heater. Double glazed window to front aspect.

Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC. Wash hand basin with tiled splashback.

Parking

The property benefits from a garage to the side of the block.

Other Details

The property also benefits from a large private lock-up cellar space located in the basement.

EPC = E

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: Awaiting confirmation.

Maintenance: £504.32 per quarter PLUS £23.04 per quarter for the garage

Lease: 119 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.