



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £210,000 - £230,000



2 Bedroom



1 Reception



2 Bathroom



## 102 Madeira Way, Eastbourne, BN23 5UJ

\*\*\*GUIDE PRICE £210,000 - £230,000\*\*\*

Harbour and sea views from the balcony at the rear and views towards the South Downs to the front! Situated on the top floor of this purpose built development with passenger lift access, comprising; large hall with ample of storage, two double bedrooms, en-suite and built in wardrobe to the principle bedroom, family bathroom, bright dual aspect L shaped lounge with balcony and a fitted kitchen. Being sold chain free, further benefits include an undercroft parking space and storage cupboard on the communal hallway.



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Eastbourne, BN23 5UJ

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## Main Features

- Spacious Harbour Apartment Affording Harbour & Sea Views
- 2 Bedrooms
- Top (3rd) Floor
- Double Aspect L-Shaped Lounge
- Sun Balcony Overlooking The Harbour
- Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Undercroft Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs & lift to top (3rd) floor private entrance door. Lift also available from the undercroft car park.

### Hallway

Radiator. Two large storage cupboards. Entryphone handset.

### Double Aspect L-Shaped Lounge

18'2 x 16'1 (5.54m x 4.90m )

Two radiators. Double glazed balcony door to rear with harbour & sea views. Double glazed window to front aspect with views of the South Downs.

### Fitted Kitchen

11'0 x 7'4 (3.35m x 2.24m )

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Inset gas hob & electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to front aspect with views of the South Downs.

### Bedroom 1

11'9 x 11'7 (3.58m x 3.53m )

Radiator. Fitted wardrobe. Double glazed window to front aspect with views of the South Downs. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Part tiled walls.

### Bedroom 2

11'0 x 7'10 (3.35m x 2.39m )

Radiator. Double glazed window to front aspect with views of the South Downs.

### Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail. Extractor fan.

### Parking

Allocated undercroft parking space plus visitor parking to the front.

EPC = C

Council Tax Band = D

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: £85 per annum**

**Maintenance: £1500 paid half yearly PLUS £340.05 per annum harbour charge**

**Lease: 125 years from 1998. 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.