



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£156,500



1 Bedroom



1 Reception



1 Bathroom



Flat 2, 18 Selwyn Road, Eastbourne, BN21 2LR

An extremely well presented one bedroom first floor apartment forming part of this attractive detached residence. Enviably situated in Upperton the flat benefits from a double bedroom with fitted wardrobe, refitted kitchen, bathroom, double glazing and gas central heating. The flat is being sold with a share of the freehold and residents parking facilities. Local shops can be found nearby at Motcombe Village and Eastbourne town centre are within comfortable walking distance. An internal inspection comes highly recommended.

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Eastbourne, BN21 2LR

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Main Features

- Extremely Well Presented Upperton Apartment
- 1 Double Bedroom
- First Floor
- Lounge
- Open Plan Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Residents Parking Facilities

Entrance

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

Hallway

Wood effect flooring. Door to -

Lounge

12'2 x 11'9 (3.71m x 3.58m)

Radiator. Fitted cupboard. Coved ceiling. Wood effect flooring.

Open Plan Fitted Kitchen

8'4 x 5'9 (2.54m x 1.75m)

Modern range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Space for upright fridge/freezer. Double glazed window.

Double Bedroom

10'4 x 8'6 (3.15m x 2.59m)

Radiator. Coved ceiling. Built-in wardrobe with mirrored sliding doors housing gas boiler. Double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment with rainwater showerhead. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Coved ceiling. Extractor fan.

Parking

The flat has residents parking facilities to the front.

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: N/A

Maintenance: £72 per calendar month

Lease: 999 years from 1988. 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.