



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Offers In Excess Of: £220,000



2 Bedroom



1 Reception



1 Bathroom



### 3 Darrick Court, Jevington Gardens, Eastbourne, BN21 4EH

\*\*\*OFFERS IN EXCESS OF: £220,000\*\*\*

An extremely spacious chain free two bedroom second floor apartment forming part of this development situated directly off Eastbourne seafront. Benefiting from sea views from the balcony the flat, though in need of modernisation, offers wonderful potential with a spacious double aspect lounge, gas central heating, bathroom with separate shower cubicle and further cloakroom. There is a large garage sized storage cupboard within the basement of the building. The flat is being sold with a share in the freehold and is within comfortable walking distance of Eastbourne theatres and Beacon shopping centre.



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[info@townflats.com](mailto:info@townflats.com)

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Jevington Gardens,  
Eastbourne, BN21 4EH

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## Main Features

- Spacious Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony With Sea Views
- L-Shaped Double Aspect Kitchen
- Bath/Shower Room
- Cloakroom
- Private Storage Cupboard
- 2 Large & Lockable Storage Areas In The Basement

## Entrance

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

## Hallway

Built-in double storage cupboard. Airing cupboard housing hot water cylinder.

## Double Aspect Lounge/Dining Room

17'3 x 17'2 (5.26m x 5.23m )

Radiators. Window to front & side aspect. Double glazed balcony door to -

## Sun Balcony

With sea views.

## L-Shaped Double Aspect Kitchen

11'7 x 10'9 (3.53m x 3.28m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Radiator. Boiler. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine. Double glazed windows to front & side aspects. Double glazed fire escape door leading to 2 large storage areas in the basement private to this flat.

## Bedroom 1

12'1 x 11'3 (3.68m x 3.43m )

Double built-in wardrobe. Radiator. Double glazed window.

## Bedroom 2

12'1 x 7'8 (3.68m x 2.34m )

Double built-in wardrobe. Radiator. Double glazed window.

## Bath/Shower Room

Suite comprising panelled bath with mixer tap. Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Window.

## Cloakroom

Low level WC. Wash hand basin.

## Other Details

The flat benefits from 2 large & lockable storage areas within the basement of the building which is also secure.

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: £100 per calendar month which includes building insurance & water rates**

**Lease: We have been verbally advised by the vendor that the flat will be sold with an extended lease term of 999 years**

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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.