



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £110,000 - £120,000



0 Bedroom



1 Reception



1 Bathroom



## 7 Lewes House, 6 Lewes Road, Eastbourne, BN21 2BZ

\*\*\*GUIDE PRICE £110,000 - £120,000\*\*\*

Spacious, bright and airy purpose built second floor studio flat situated on the Upperton borders of Eastbourne. The studio room offers built in storage and an obvious sleeping area space, separate kitchen and separate bathroom. Being sold chain free, is double glazed and a very suitable first time buy or investment property. Early inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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

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6 Lewes Road,  
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## Main Features

- Upperton Studio Apartment
- Second Floor
- Studio Room
- Kitchen
- Bathroom/WC
- Double Glazing
- Newly Decorated
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Built-in cupboard.

## Studio Room

16'9 x 11'7 (5.11m x 3.53m)

Electric heater. Double glazed window. Door to inner hallway. further door to -

## Fitted Kitchen

5'11 x 4'11 (1.80m x 1.50m )

Wall units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with oven under. Plumbing and space for appliance. Double glazed window.

## Inner Hallway

## Bathroom/WC

Suite comprising panelled bath. Low level WC. Wash hand basin. Electric heater.

EPC = E

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: Awaiting confirmation**

**Maintenance: £1170 per annum**

**Lease: 105 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.