



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

# £170,000



## 12 Bourneside Court, Seaside Road, Eastbourne, BN21 3ET

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*

A spacious two bedroom second floor apartment with wonderful sea views from the front. Enviably situated in Seaside yards from the seafront and local shops the flat benefits from two double bedrooms, a spacious lounge/dining room with balcony, parquet flooring and double glazing. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.



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



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12 Bourneside Court  
Seaside Road  
Eastbourne, BN21 3ET

Leasehold - Share of Freehold

**£170,000**

## Main Features

- Purpose Built Flat
- Second Floor
- 2 Double Bedrooms
- Spacious Lounge/Dining Room With Balcony
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Share of the Freehold
- Sea Views

## Entrance

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

## Entrance Lobby

Parquet flooring. Entry phone handset. Door to-

## Lounge

17'4 x 14'1 (5.28m x 4.29m)

Parquet flooring. Coved ceiling. TV point. Double glazed patio doors to balcony with glorious sea views.

## Fitted Kitchen

8'10 x 7'6 (2.69m x 2.29m)

Fitted range of lightwood wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

## Bedroom 1

11'4 x 10'9 (3.45m x 3.28m)

Parquet flooring. Coved ceiling. Built in wardrobe with sliding door. Double glazed window to front aspect.

## Bedroom 2

10'5 x 7'2 (3.18m x 2.18m)

Parquet flooring. Coved ceiling. Double glazed window.

## Inner Hallway

Parquet flooring. Airing cupboard housing hot water cylinder. Night storage heater.

## Bathroom/WC

Panelled bath. Low level WC. Pedestal wash hand basin. Tiled flooring. Tiled walls. Frosted double glazed window.

**Council Tax Band = B**

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: £825.92 half yearly**

**Lease: 999 years from 2001. 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.