



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£185,000 - £195,000



Flat 5, 9 Spencer Road, Eastbourne, BN21 4PB

*** GUIDE PRICE £185,00 - £195,000 ***

A much improved two bedroom ground floor apartment forming part of this attractive Victorian residence. Enviably situated in the West town centre yards from the international lawns tennis centre the flat is within comfortable walking distance of the town centre, mainline railway station and Eastbourne's picturesque seafront. Being offered CHAIN FREE the flat benefits from its own private entrance door, spacious hallway, bay windowed lounge with recessed kitchen, two double bedrooms and modern bathroom. The flat is set in pleasant lawned communal gardens to the rear and is being sold with a share of the freehold. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Spacious West Town Centre Apartment
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Communal Garden
- Share Of The Freehold
- CHAIN FREE

Entrance

Private entrance door to -

Split Level Hallway

Airing cupboard housing hot water cylinder and space for tumble dryer. Further cupboard with plumbing and space for washing machine.

Open Plan Bay Windowed Lounge/Kitchen

17'5 x 12'8 (5.31m x 3.86m)

Dimplex electric radiator. Telephone point. Bay window to front aspect.

Fitted Kitchen

7'7 x 6'2 (2.31m x 1.88m)

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 extractor cooker hood. Space for undercover fridge and freezer. Integrated dishwasher. Window to side aspect.

Bedroom 1

12'6 x 8'6 (3.81m x 2.59m)

Night storage heater. Window to rear aspect.

Bedroom 2

11'9 x 8'6 (3.58m x 2.59m)

Night storage heater. Window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Chrome heated towel rail.

Outside

To the rear of the block there are lawned communal gardens and a terrace.

EPC = D

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: £771.53 per quarter which includes building insurance

Lease: 189 years from 1975. 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.