



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£169,950



7 Eversfield Court, 14 Eversfield Road, Eastbourne, BN21 2AS

Charming split level flat opposite Hartfield Square Gardens in Upperton. Situated on the second floor of this converted dwelling, just a short walk from Eastbourne train station and town centre. Comprising; Two double bedrooms, lounge, fitted kitchen and bathroom. Further benefits include; share of freehold, low monthly service charges, modern boiler, double glazing and resident parking to the rear. Being sold CHAIN FREE and deemed to be a perfect investment property or first time buy!

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14 Eversfield Road,
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Main Features

- Split Level Upperton Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Resident Parking
- CHAIN FREE

Entrance

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

Hallway

Loft access (not inspected).

Lounge

13'6 x 11'11 (4.11m x 3.63m)
Radiator. Double glazed window to rear aspect.

Fitted Kitchen

10'4 x 5'3 (3.15m x 1.60m)
Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Spaces for cooker and fridge/freezer. Double glazed window to rear aspect.

Bedroom 1

11'4 x 9'5 (3.45m x 2.87m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2

9'5 x 9'3 (2.87m x 2.82m)
Radiator. Double glazed Velux window.

Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed Velux window.

Parking

Resident parking to the rear.

EPC = D

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: £50 per calendar month

Lease: 999 years from 2014. 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.