



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £164,950



1 Bedroom



1 Reception



1 Bathroom



### 3 Kenton Court, 45-47 Jevington Gardens, Eastbourne, BN21 4EH

A much improved and extremely well presented one bedroom first floor apartment enviably situated yards from Eastbourne seafront. Benefits include double glazing, a refitted kitchen & shower room, sun balcony, electric heating and modern flooring throughout. Eastbourne's theatres, town centre and mainline railway station are all within comfortable walking distance. With a share of the freehold and a lease in excess of 100 years an internal inspection comes highly recommended.

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45-47 Jevington Gardens,  
Eastbourne, BN21 4EH

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## Main Features

- Much Improved & Extremely Well Presented Lower Meads Apartment
- 1 Bedroom
- First Floor
- Lounge
- Sun Balcony With Views Towards The Sea
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Residents Parking Facilities

## Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

## Hallway

Entryphone handset. Inset spotlights. Wood effect flooring.

## Lounge

16'1 x 9'11 (4.90m x 3.02m )

Electric heater. Inset spotlights. Wood effect flooring. Door to kitchen. Double glazed window and door to -

## Sun Balcony

With views towards the sea.

## Fitted Kitchen

8'9 x 4'4 (2.67m x 1.32m )

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and eye level electric oven. Part tiled walls. Tiled floor. Integrated fridge and washing machine. Inset spotlights.

## Bedroom

14'2 x 8'7 (4.32m x 2.62m )

Wall mounted electric heater. Built-in wardrobe. Double glazed window to front aspect.

## Modern Shower Room/WC

Suite comprising corner shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin with chrome mixer tap and drawer below. Tiled walls and floor. Inset spotlights. Recessed shelving. Chrome heated towel rail. Extractor fan.

## Parking

There are residents parking facilities 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: £1729 per annum**

**Lease: 199 years from 2004. 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.