



TOWN FLATS



01323 416600

Leasehold



2 Bedroom

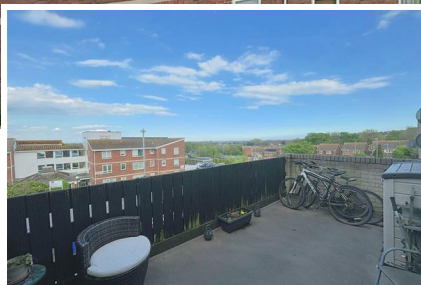


1 Reception



1 Bathroom

£189,950



52 Framfield Way, Eastbourne, BN21 2RB

An extremely well presented two bedroom maisonette with two private terraces and glorious far reaching views over Eastbourne. Enviably situated in the Rodmill area of Eastbourne the maisonette provides well proportioned accommodation comprising of two double bedrooms, a refitted bathroom, modern open plan lounge/dining room & fitted kitchen with oak flooring, double glazing and electric heating. Located above a range of shops, Eastbourne town centre and mainline railway station are easily accessible. With a lease term in excess of 170 years the flat is considered ideal for first time buyers or for investment purposes. An internal inspection comes highly recommended.

52 Framfield Way,
Eastbourne, BN21 2RB

£189,950

Main Features

- Spacious Rodmill Maisonette With Wonderful Far Reaching Views
- 2 Bedrooms
- Open Plan Lounge/Dining Room With Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- 2 Private Terraces, Rear Facing Private Terrace With Views Over Eastbourne
- Ideally Located For Amenities
- Unexpired Lease Term In Excess Of 170 Years

Entrance

External staircase to rear leading to uPVC entrance door with obscured glass to -

Hallway

Built-in cupboard. Inset spotlights. Oak flooring. Stairs to first floor.

Open Plan Lounge/Dining Room With Fitted Kitchen

13'1 x 12'5 (3.99m x 3.78m)

Dimplex electric heater. Television point. Inset spotlights. Oak flooring. Double glazed window and door to private terrace (16'6 x 9'8)

Fitted Kitchen Area

10'2 x 6'7 (3.10m x 2.01m)

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Part tiled walls. Integrated fridge. Space for undercounter freezer. Plumbing and space for washing machine. Oak flooring. Double glazed window to front aspect.

Stairs to First Floor Landing:

Inset spotlights. Airing cupboard housing hot water cylinder. Built-in cupboard.

Bedroom 1

12'0 x 10'5 (3.66m x 3.18m)

Dimplex electric heater. Inset spotlights. Double glazed window to rear aspect.

Bedroom 2

10'4 x 7'5 (3.15m x 2.26m)

Dimplex electric heater. Inset spotlights. Double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Inset spotlights. Frosted double glazed window.

Other Details

The flat benefits from 2 private terraces with the rear terrace providing wonderful far reaching views over Eastbourne.

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: £240 per annum

Lease: 172 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.