



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £129,950



## Flat 4, 17 Bolton Road, Eastbourne, BN21 3JT

A CHAIN FREE one bedroom hall floor apartment forming part of this attractive detached residence. Enviably situated in Eastbourne's immediate town centre the flat benefits from its own private entrance door, double aspect lounge and double glazing. The flat has lawned communal gardens to the rear and a share of the freehold. The seafront, Beacon shopping centre and mainline railway station are all within comfortable walking distance.

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Eastbourne, BN21 3JT

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## Main Features

- Immediate Town Centre Apartment
- 1 Bedroom
- Hall Floor
- Double Aspect Lounge
- Fitted Kitchen
- Bathroom/WC
- Private Entrance Door
- Double Glazing
- Communal Garden
- CHAIN FREE

## Entrance

Staircase to the side with private entrance door to -

## Hallway

Airing cupboard housing hot water cylinder.

## Double Aspect Lounge

16'6 x 14'10 (5.03m x 4.52m )

Feature fireplace. Picture rail. Television point. Double glazed window to side aspect. Bay window to rear aspect.

## Fitted Kitchen

7'8 x 4'9 (2.34m x 1.45m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Window to rear.

## Bedroom

11'1 x 8'0 (3.38m x 2.44m )

Picture rail. Double glazed window to rear aspect.

## Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls.

## Outside

There are lawned communal gardens to the rear.

EPC = F

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: £218.75 half yearly, including building insurance.**

**Lease: 999 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.