



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£144,950



23 Holly Place, Eastbourne, BN22 0UT

A well proportioned one bedroom second (top) floor apartment situated in Hampden Park. Set in lawned communal gardens the flat benefits from an open plan kitchen/dining room/lounge, large walk-in storage cupboard, refitted shower room/WC, double glazing and gas central heating. The flat is considered ideal for first time buyers or for investment purposes. An internal inspection comes very highly recommended.

23 Holly Place,
Eastbourne, BN22 0UT

£144,950

Main Features

- Well Proportioned Hampden Park Apartment
- 1 Bedroom
- Second (Top) Floor
- Lounge/Dining Room
- Open Plan Kitchen
- Refitted Shower Room/WC
- Double Glazing
- Gas Central Heating

Entrance

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

Hallway

Radiator. Airing cupboard housing hot water cylinder. Walk-in cupboard housing cold water tank.

Lounge/Dining Room

14'7 x 11'9 (4.45m x 3.58m)

Radiator. Coved ceiling. Two double glazed windows.

Open Plan Kitchen

16'3 x 6'6 (4.95m x 1.98m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Tiled splashback.

Bedroom

15'3 x 8'6 (4.65m x 2.59m)

Built-in cupboard housing gas boiler. Double glazed window.

Refitted Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin , chrome mixer tap and cupboard below.

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: £10 per annum

Maintenance: £700.11 per annum

Lease: 125 years from 1989. We have been advised of the 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.