



TOWN FLATS



01323 416600

Leasehold



1 Bedroom

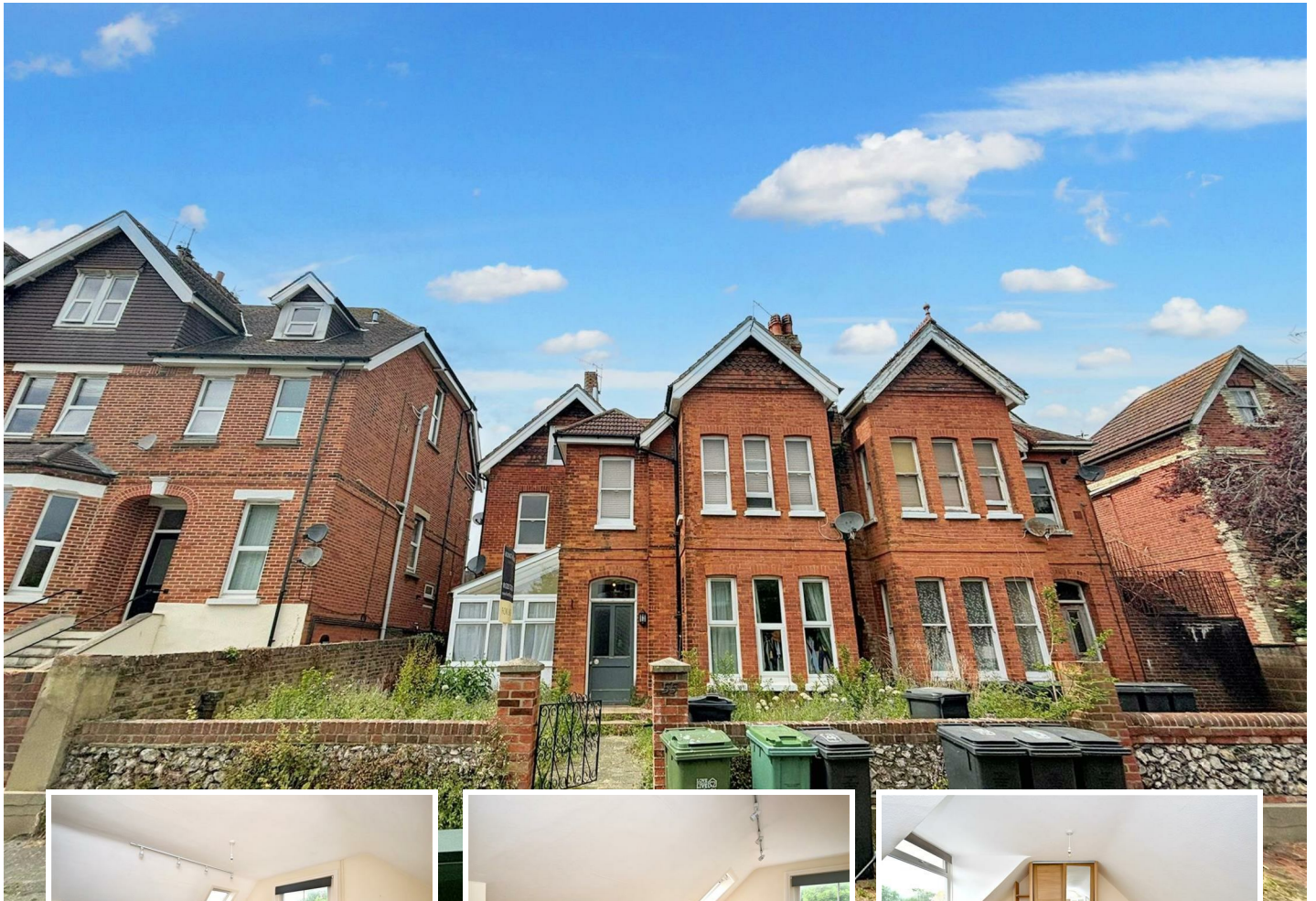


1 Reception



1 Bathroom

£140,000



Flat 5, 55 Enys Road, Eastbourne, BN21 2DN

*** GUIDE PRICE £140,000 - £150,000 ***

A well presented one bedroom split level flat forming part of this attractive residence. Enviably situated in Upperton within comfortable walking distance of the town centre the flat is being sold CHAIN FREE and has an extended lease term. Providing spacious accommodation the flat benefits from a refitted bathroom/WC , stripped floorboards throughout and gas central heating. An internal inspection comes very highly recommended.

Flat 5, 55 Enys Road,
Eastbourne, BN21 2DN

£140,000

Main Features

- Well Presented Split Level Upperton Apartment
- 1 Bedroom
- First Floor
- Lounge
- Open Plan Fitted Kitchen
- Modern Bathroom/WC
- Stripped Floor Boards
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance. Stairs to first floor private entrance door to -

Split Level Landing

Radiator. Stripped floorboards. Built-in cupboard with light housing gas boiler.

Lounge

12'9 x 9'11 (3.89m x 3.02m)

Radiator. Stripped floorboards. Double glazed window to rear aspect.

Open Plan Fitted Kitchen

21'5 x 4'4 (6.53m x 1.32m)

Range of fitted wall and base units. Solid wood worktop with inset butler style sink and mixer tap. Cooker point. Space for under counter fridge and freezer. Part tiled walls. Plumbing and space for washing machine. Double glazed window.

Bedroom

13'4 x 12'10 (4.06m x 3.91m)

Radiator. Stripped floorboards. Double glazed window to rear.

Modern Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Radiator. Part tiled walls. Frosted double glazed window.

EPC = C

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: £200 per annum

Maintenance: £275 half yearly

Lease: 99 years from 2018. 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.