



TOWN FLATS



01323 416600

Leasehold



0 Bedroom



1 Reception



1 Bathroom

£119,950



6 Lewes House, Lewes Road, Eastbourne, BN21 2BZ

A CHAIN FREE first floor studio apartment with separate sleeping area situated in Upperton. Benefits include a security entryphone system, recessed kitchen, studio room with partitioned bedroom area and bathroom. Conveniently situated for Eastbourne town centre and with a lease term in excess of 100 years an internal inspection comes highly recommended. There is also a garage available to purchase under separate negotiation.

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Main Features

- Upperton Studio Apartment
- First Floor
- Studio Room
- Sleeping Area
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Lease In Excess Of 100 Years
- CHAIN FREE

Entrance

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

Hallway

Studio Room

12'5 x 9'9 (3.78m x 2.97m)

Electric radiator. Wood effect flooring. Double glazed window. Door to -

Sleeping Area

9'5 x 4'4 (2.87m x 1.32m)

Wood effect flooring. Borrowed light frosted window.

Kitchen

6'7 x 3'11 (2.01m x 1.19m)

Range of fitted lightwood 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. Space for fridge/freezer. Part tiled walls. Double glazed window.

Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls. Frosted double glazed window.

EPC = D

Council Tax Band = A

AGENTS NOTE:

A garage is available to purchase under separate negotiation.

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: Awaiting confirmation

Maintenance: £720.97 half yearly

Lease: 125 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.