



TOWN FLATS



01323 416600

Leasehold

£174,950



1 Bedroom



1 Reception



1 Bathroom



138E Brodrick Road, Eastbourne, BN22 9RB

A beautifully presented one bedroom ground floor apartment forming part of this small development. Providing spacious accommodation and having undergone extensive refurbishment, including a full electric rewire with consumer unit and new plumbing. Fully re-plastered throughout, new double glazing and composite front door. The flat is situated in Hampden Park within comfortable walking distance of local shops and its mainline railway station. The flat benefits from its own private driveway for two vehicles, private front door and private front garden. A generous double bedroom, lounge/diner, refitted kitchen and bathroom/WC. An internal inspection comes highly recommended.

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Main Features

- Hampden Park Garden Apartment
- 1 Bedroom
- Ground Floor
- Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Private Garden To The Front
- Driveway For 2 Vehicles

Entrance

Private entrance, composite front door leading to -

Hallway

Storage cupboard. Vinyl flooring.

Lounge/Dining Room

14'9 x 10'8 (4.50m x 3.25m)

Modern vertical electric radiator. Carpet. Double glazed window overlooking front garden.

Modern Refitted Kitchen

8'10 8'2 (2.69m 2.49m)

Range of fitted wall and base units, with fitted floor level LED strip lights. Built in pantry storage cupboard with additional double electric power socket. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Integrated oven and microwave. Electric hob with extractor cooker hood. Vinyl flooring. Double glazed window to rear aspect.

Bedroom

12'6 x 10'8 (3.81m x 3.25m)

Modern vertical electric radiator. Carpet. Fitted wardrobes. Storage cupboard. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment, shower screen & wall mounted shower. Vanity unit with inset wash hand basin & storage drawers below. Low level WC with concealed cistern. Electric heated towel rail. Extractor fan. Vinyl flooring. Modern frosted double-glazed window.

Outside

Private south facing garden to the front of the property, with patio. The rear garden has communal access to the washing line & shed.

Parking

Driveway for 2 vehicles.

EPC = E

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: £38 per calendar month which includes building insurance

Lease: 125 years from 1986.

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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.