



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£129,950



Flat 3, 2 Elms Road, Eastbourne, BN21 3PS

Ideally suited for investment, this top (third) floor flat, is well positioned just off the seafront and only yards from the Victorian Pier. This spacious apartment has a sizeable sitting/dining room and two bedrooms, whilst the fitted kitchen and bathroom/wc are well appointed. The town centre shops and bustling restaurants along Terminus Road are also very close by, early viewing is recommended.

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Eastbourne, BN21 3PS

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Main Features

- Converted Town Centre Apartment
- 2 Bedrooms
- Third Floor
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Double Glazing

Entrance

Communal entrance with security entryphone system. Staircase to third floor. Door to -

Entrance Hallway

Radiator. Entryphone handset.

Lounge/Dining Room

24'7 x 11'7 (7.49m x 3.53m)

Radiator. Carpet. Window to front aspect.

Kitchen

12'5 x 7'1 (3.78m x 2.16m)

Range of units comprising single drainer sink unit with part tiled walls with surrounding worksurfaces, cupboards and drawers under. Space for electric cooker and fridge/freezer. Breakfast Bar. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Door to fire escape. Window to rear aspect.

Bedroom 1

12'7 x 6'11 (3.84m x 2.11m)

Radiator. Carpet. Window to front aspect.

Bedroom 2

11'4 x 7'1 (3.45m x 2.16m)

Radiator. Built-in wardrobe. Carpet. Window to side aspect.

Bathroom/WC

Suite comprising panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. 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: Awaiting confirmation

Maintenance: £852.82 per annum to 30th November 2024

Lease: 91 years remaining. We have been advised of the remaining 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.