



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£164,950



3 Pebble House, 43 Broad Oak Close, Eastbourne, BN23 8LL

Larger design GROUND FLOOR FLAT, in a well presented purpose built block in North Langney. Comprising two double bedrooms, large lounge, kitchen, bathroom and hallway with ample of storage. Neutrally and freshly decorated throughout with newly laid carpets, being sold CHAIN FREE.

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43 Broad Oak Close,
Eastbourne, BN23 8LL

£164,950

Main Features

- Larger Design North Langney Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Newly Laid Carpets
- Allocated Parking Space & Visitors Parking
- CHAIN FREE

Entrance

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

Hallway

Night storage heater. Two storage cupboards. Airing cupboard.

Lounge

15'6 x 13'10 (4.72m x 4.22m)

Night storage heater. Two double glazed windows.

Fitted Kitchen

12'1 x 6'6 (3.68m x 1.98m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker, fridge/freezer, washing machine and one further appliance. Extractor cooker hood. Double glazed window to rear aspect.

Bedroom 1

12'2 x 8'1 (3.71m x 2.46m)

Night storage heater. Double glazed window to side aspect.

Bedroom 2

10'9 x 9'0 (3.28m x 2.74m)

Night storage heater. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Extractor fan.

Parking

One allocated parking space, visitor parking bays plus ample on-street parking.

EPC = C

Council Tax Band = B

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: Approximately £1100 per annum

Lease: 99 years from 1997. 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.