



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



30a Bedford Grove, Eastbourne, BN21 2DU

Being sold CHAIN FREE, this spacious converted garden flat in Upperton is arranged with a double bedroom, a bay fronted sitting room and a generous kitchen/dining room. A bath & shower room with separate WC is also included and the flat also benefits from a useful cellar/basement. Eastbourne town centre with its mainline railway station and picturesque seafront is within close walking distance. Refurbishment and modernisation is required throughout.

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Eastbourne, BN21 2DU

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Main Features

- Converted Garden Flat
- Ground Floor
- Double Bedroom
- Sitting Room
- Kitchen/Dining Room
- Bath & Shower Room
- Separate WC
- Cellar/Basement
- Walled Private Garden
- CHAIN FREE

Entrance

Communal entrance with door to-

Entrance Lobby

Door to-

Entrance Hallway

Radiator. Door to cellar.

Sitting Room

13'90 + bay x 13'60 into recess (3.96m + bay x 3.96m into recess)

Radiator. Fireplace with surround and mantel above. Carpet. Double glazed window to front aspect.

Double Bedroom

13'09 x 12'76 into recess (4.19m x 3.66m into recess)

Radiator. Carpet. Double glazed double doors to rear.

Kitchen/Dining Room

Bath & Shower Room

Panelled bath. Shower cubicle with wall mounted shower. Pedestal wash hand basin.

Separate WC

Low level WC. Frosted double glazed window.

Outside

A walled private garden is located to the rear.

Council Tax Band = B

EPC = D

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: N/A

Maintenance: 50% as & when required

Lease: 999 years from 1993. 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.