



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£154,950



1 Palgrave House, Langney Road, Eastbourne, BN22 8AH

Occupying the entire ground floor of this purpose built block, made up of just four flats in total. Comprising two bedrooms, lounge, kitchen, bathroom and separate WC. Further benefits include a share of freehold, an allocated parking space, double glazing, gas central heating and also sold with no onward chain.

1 Palgrave House,
Langney Road,
Eastbourne, BN22 8AH

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£154,950

Main Features

- Purpose Built Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom
- Cloakroom
- Double Glazing
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Private entrance door to -

Hallway

Radiator. Entryphone handset.

Lounge

15'2 x 8'6 (4.62m x 2.59m)

Radiator. Double glazed window to front aspect.

Bathroom

Suite comprising panelled bath with shower over. Wash hand basin.

Cupboard. Double glazed window to side aspect.

Cloakroom

Low level WC. Double glazed window to side aspect.

Fitted Kitchen

12'4 x 6'10 (3.76m x 2.08m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Wall mounted boiler. Double glazed window to rear aspect.

Inner Hallway

Fire escape door. Under stairs cupboard. radiator.

Bedroom 1

11'9 x 9'6 (3.58m x 2.90m)

Radiator. Double glazed window to front aspect.

Double Aspect Bedroom 2

9'7 x 8'7 (2.92m x 2.62m)

Radiator. Double glazed window to side & rear aspects.

Parking

Allocated parking space.

EPC = D

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: N/A

Maintenance: £268 per calendar month

Lease: 999 years from 1960. 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.