



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price £215,000 - £225,000



5 Kings Mount, St. Annes Road, Eastbourne, BN21 2HT

GUIDE PRICE £215,000-£225,000

A well presented two bedroom first floor apartment forming part of this luxury development situated in Upperton. Providing well proportioned accommodation throughout the flat benefits from a double aspect bay windowed lounge/dining room, two double bedrooms, double glazing and gas central heating. The flat has a lease in excess of 100 years and a secure undercroft parking space. An internal inspection comes very highly recommended.



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St. Annes Road,
Eastbourne, BN21 2HT

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Secure Undercroft Parking Space
- Lease In Excess Of 100 Years

Entrance

Communal entrance with security entry phone system. Stairs & lift to first floor private entrance door to -

Hallway

Entryphone handset. Radiator. Built-in cupboard with fixed shelving.

Double Aspect Lounge/Dining Room

15'11 x 12'8 (4.85m x 3.86m)

Radiator. Television point. Coved ceiling. Double glazed bay window to front aspect and further window to side.

Fitted Kitchen

12'7 x 5'10 (3.84m x 1.78m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob & electric oven. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Radiator. Inset spotlights. Wall mounted gas boiler. Double glazed window.

Double Aspect Bedroom 1

10'11 x 8'2 (3.96m x 2.49m)

Radiator. Television point. Built-in wardrobe. Double glazed window to front and side aspects.

Bedroom 2

13'0 x 8'2 (3.33m x 2.49m)

Radiator. Double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Shower cubicle. Part tiled walls. Inset spotlights. Radiator. Extractor fan. Frosted double glazed window.

Parking

The flat has a secure allocated undercroft parking space.

EPC = C

Council Tax Band = 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: £195 per annum

Maintenance: £1232 half yearly

Lease: 125 years from 2004. 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.