



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



25 Southampton Close, Eastbourne, BN23 5RP

Being sold CHAIN FREE, this superb first floor flat has a double bedroom and forms part of the exciting marina development. Decorated to a high standard, there is a spacious double aspect sitting/dining room and well equipped fitted kitchen with all appliances included as seen. The outstanding feature is the stylish refitted bathroom/wc and excellent additional benefits include built in wardrobes to the bedroom, allocated and visitors parking whilst new double glazing and modern electric heaters have also been installed. The marina waterfront and Crumbles shopping complex are just yards away and this apartment offers great owner occupier or investment potential. Don't delay, book a viewing today.

25 Southampton Close,
Eastbourne, BN23 5RP

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Main Features

- Purpose Built
- 1 Double Bedroom
- First Floor
- Double Aspect Sitting/Dining Room
- Fitted Kitchen
- Stylish Refitted Bathroom/WC
- New Double Glazing
- New Electric Radiators
- Allocated Parking
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs to first floor landing. Private entrance door to -

Entrance Hallway

Electric radiator. Store cupboard. Entryphone handset. Airing cupboard housing hot water cylinder. Carpet.

Double Aspect Sitting/Dining Room

17'4 x 9'7 (5.28m x 2.92m)

Electric radiator. Carpet. Double glazed windows to front and side aspects.

Fitted Kitchen

9'7 x 6'6 (2.92m x 1.98m)

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Wall mounted extractor cooker hood. Range of wall mounted units. Space and plumbing for washing machine (included) and fridge/freezer. Vinyl flooring. Double glazed window to rear aspect.

Double Bedroom

11'11 x 8'6 (3.63m x 2.59m)

Electric radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Stylish Refitted Bathroom/WC

Suite comprising panelled bath with mixer tap and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Electric radiator. Part tiled walls. Tiled effect flooring. Frosted double glazed window.

Outside

The flat benefits from allocated parking space and visitors 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: £200 per annum

Maintenance: Approximately £1200 per annum

Lease: 99 years from 2016. 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.