



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£265,000



2 Bedroom



1 Reception



1 Bathroom



5 Barchester Place, Hardwick Road, Eastbourne, BN21 4NU

Superbly presented first floor purpose built flat located on the borders of Lower Meads, Devonshire Park and Little Chelsea. Being sold with no onward chain and a share of freehold, further benefits include an allocated parking space with further visitor parking bays, Juliette balcony, gas central heating, double glazing, passenger lift and a communal garden. Barchester Place is a very well run block situated a short walk from the Town Centre, train station, seafront, theatres and Devonshire Park International Tennis Courts.

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Main Features

- Spacious & Well Presented 2 Bedroom Town Centre Apartment
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Passenger Lift
- Communal Gardens
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Spacious Hallway

2 radiators. Large built in shelved utility/store cupboard providing plumbing & space for washing machine & tumble dryer.

Bay Windowed Lounge

16'1 x 11'6 (4.90m x 3.51m)

2 double radiators. Television/satellite/FM point. 2 double glazed windowed and double glazed double doors opening onto Juliette balcony to front aspect.

Fitted Kitchen

7'10 x 7'5 (2.39m x 2.26m)

Range of fitted white high gloss wall and base units. Concealed corner carousel. Worktop with inset single drainer sink unit, mixer tap and cupboard below. Inset Siemens four ring gas hob and Siemens electric oven under. Extractor cooker hood. Plumbing and space for dishwasher. Integrated fridge/freezer. wall mounted Worcester gas fired boiler, radiator, inset down lights. Part Tiled walls. Double glazed window to front aspect.

Bay Windowed Bedroom 1

11'10 x 10'3 (3.61m x 3.12m)

2 radiators. Built-In wardrobe. Double glazed window bay window to front aspect.

Bedroom 2

9'5 x 8'0 (2.87m x 2.44m)

2 radiators. Built-In wardrobe. Double glazed window side aspect.

Modern Shower Room/WC

White suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Mirror fronted medicine cabinet. Heated towel rail. Part tiled walls. Extractor fan. Inset spotlights.

Outside

Barchester Place is set within well maintained communal gardens providing a fine setting for the development with communal driveway at side providing access to an allocated parking.

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: N/A

Maintenance: £525 per quarter which includes a contribution to the sinking fund

Lease: We have been advised there is the remainder of 999 years lease, 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.