



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£164,950



2 Park Gates, Chiswick Place, Eastbourne, BN21 4BE

An extremely well presented one bedroom purpose built ground floor flat forming part of this popular development. Enviably situated directly off Eastbourne's seafront and within walking distance of Eastbourne's town centre and mainline railway station the flat benefits from a refitted kitchen and bathroom, sealed unit double glazing, communal gas heating and direct access from the lounge onto a private terrace and lawned communal gardens. One bedroom flats in this development are rarely available and an internal inspection comes highly recommended.

2 Park Gates,
Chiswick Place,
Eastbourne, BN21 4BE

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Main Features

- Well Presented West Town Centre Apartment
- 1 Bedroom
- Ground Floor
- Lounge Leading To Patio Area
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Residents Parking

Entrance

Communal entrance with security entryphone system. Ground floor private entrance door to -

Hallway

Lounge

16'4 x 10'11 (4.98m x 3.33m)

Radiator. Coved ceiling. Television point. Telephone point. Double glazed window overlooking lawned communal gardens. Double glazed door to Patio.

Fitted Kitchen

8'6 x 5'9 (2.59m x 1.75m)

Modern range of wall and base units. Worktop with inset single drainer sink unit with chrome mixer tap. Built-in electric hob and eye level oven. Plumbing and space for dishwasher. Tiled walls. Rubbish chute. Double glazed window overlooking lawned communal gardens

Bedroom

14'2 x 10'10 (4.32m x 3.30m)

Extensive range of fitted furniture including wardrobe with power and plumbing for washing machine. Further wardrobes with mirrored sliding door and desk with drawers. Radiator. Double glazed window overlooking lawned communal gardens.

Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC with concealed cistern and vanity unit with inset wash hand basin and cupboards below. Tiled walls and floor. Heated towel rail. Wall mounted glass cabinet with light. Frosted double glazed window.

Outside

The flat benefits from well maintained lawned communal gardens with well stocked flower beds and residents parking facilities.

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: £8.75 per quarter

Maintenance: £886.44 per quarter

Lease: 150 years from 2001. 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.