



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £200,000 - £215,000



2 Bedroom



1 Reception



1 Bathroom



## 4 Spencer Court, Spencer Road, Eastbourne, BN21 4PD

\*\*\*GUIDE PRICE £200,000 - £215,000\*\*\*

A spacious and CHAIN FREE first floor converted flat situated in the West Town Centre of Eastbourne, within a stones throw of Devonshire Park, Town Centre, Theatres and the seafront. Comprising of two double bedrooms, lounge, kitchen and bathroom. Retaining many period features and charm; high ceilings, fire place, high skirting boards, Crittall bow windows. Despite needing modernisation throughout, any buyer with an eye for potential is urged to view as soon as possible to avoid disappointment.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

4 Spencer Court,  
Spencer Road,  
Eastbourne, BN21 4PD

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## Main Features

- West Town Centre Apartment With High Ceilings & Period Features
- 2 Bedrooms
- First Floor
- Spacious Lounge
- Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- CHAIN FREE

## Entrance

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

## Split Level Hallway

Split level with stairs down to bathroom. Radiator. Entryphone handset.

## Lounge

15'1 x 13'2 (4.60m x 4.01m )

Feature fireplace. Radiator. Storage cupboard. Bow window with crittall single glazed window to rear aspect.

## Fitted Kitchen

15'0 x 5'8 (4.57m x 1.73m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset gas hob with electric oven under. Extractor cooker hood. Integral fridge and separate freezer. Plumbing and space for washing machine. Gas boiler. Radiator. Single glazed Sash window to rear aspect.

## Bedroom 1

15'1 x 9'5 (4.60m x 2.87m )

Radiator. Circular bay with Crittall single glazed window to rear aspect.

## Bedroom 2

15'2 x 9'5 (4.62m x 2.87m )

Radiator. Two single glazed Sash windows to rear & side aspects.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Two frosted Sash windows.

Council Tax Band = C

EPC = C

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: £25 half yearly**

**Maintenance: £850 half yearly**

**Lease: 125 years from 2010. 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.