



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

Guide Price

£170,000 - £180,000



2 Bedroom



1 Reception



1 Bathroom



Flat 2, 14 Bedford Grove, Eastbourne, BN21 2DT

GUIDE PRICE £170,000 - £180,000

Conveniently located in Upperton, this converted first floor split level flat is within close walking distance of Eastbourne Town Centre and the mainline railway station. Comprised of two bedrooms, a kitchenette and a bathroom/WC in addition to having double glazing and gas central heating and radiators throughout. Nearby bus services run to and from the town and a park, various schools and many other amenities can be found within close walking distance of this popular tree lined road.

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Eastbourne, BN21 2DT

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Main Features

- Split Level Upperton Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating

Entrance

Communal entrance. Stairs to first floor private entrance door to -

Split Level Hallway

Radiator. Double glazed window to side aspect.

Bay Windowed Lounge

15'10 x 11'4 (4.83m x 3.45m)

Radiator. Double glazed bay window to front aspect.

Fitted Kitchen

15'9 x 5'9 (4.80m x 1.75m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob and oven under. Extractor cooker hood. Gas boiler. Double glazed window to front aspect.

Double Aspect Bedroom 1

10'3 x 9'3 (3.12m x 2.82m)

Radiator. Double glazed windows to rear & side aspects.

Bedroom 2

10'6 x 7'7 (3.20m x 2.31m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail. Extractor fan.

EPC = D

Council Tax Band = A

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: As & when required PLUS £170 per annum for building insurance

Lease: We have been advised that the flat is being sold with the benefit of an extended lease of 999 years

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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.