



TOWN FLATS



01323 416600

TO INCLUDE THE ENTIRE FREEHOLD OF 27 DACRE ROAD



2 Bedroom



1 Reception



1 Bathroom

£249,950



27 Dacre Road, Eastbourne, BN20 8LX

TO INCLUDE THE ENTIRE FREEHOLD OF 27 DACRE ROAD

Being sold CHAIN FREE, this spacious garden flat in Old Town has two double bedrooms and a generous bay fronted sitting room. There is a fitted kitchen and a shower room/wc whilst double glazing and gas fired central heating and radiators extend throughout. Just yards from Old Town recreation ground, Albert Parade shops and bus services that run into town are easily accessible. Schools serving all age groups are also in the surrounding area, Gildredge Park and Waitrose are also nearby.

TO INCLUDE THE ENTIRE FREEHOLD OF 27 DACRE ROAD

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Eastbourne, BN20 8LX

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Main Features

- TO INCLUDE THE ENTIRE FREEHOLD OF 27 DACRE ROAD
- Old Town Garden Apartment
- Two Bedrooms
- Ground Floor
- Sitting Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- CHAIN FREE

Entrance

Frosted double glazed door to -

Entrance Hallway

Radiator. Understairs cupboard. Large storage cupboard (occasional study). Utility cupboard housing gas boiler. Carpet.

Sitting Room

13'0 x 12'4 (3.96m x 3.76m)

Radiator. Fireplace with surround, mantle above and inset electric fire. Carpet. Double glazed window to front aspect.

Fitted Kitchen

11'7 x 8'10 (3.53m x 2.69m)

Range of units comprising single drainer sink unit with mixer tap, upstands and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine OR dishwasher. Range of wall mounted units. Radiator. Wood laminate flooring. Double glazed window to rear aspect. Door to rear.

Bedroom 1

14'2 x 8'10 (4.32m x 2.69m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

9'9 x 9'7 (2.97m x 2.92m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

Outside

There are gardens arranged to the front and rear of the property.

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: N/A

Maintenance: 50% of costs as & when required

Lease: The flat will be sold with the benefit of a new lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.