



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £180,000 - £200,000



2 Bedroom



1 Reception



1 Bathroom



## Flat C, 77 Enys Road, Eastbourne, BN21 2DX

\*\*\*GUIDE PRICE £180,000 - £200,000\*\*\*

An extremely spacious two bedroom lower ground floor apartment forming part of this attractive residence in Upperton. Having undergone much improvement and redecoration throughout the flat is being sold CHAIN FREE and with a share of the freehold. Benefits include a private entrance door, wonderful bay windowed lounge/dining room, fitted kitchen/breakfast room, new floor coverings, new electrics, double glazing and gas central heating. The area is served by numerous parks and Eastbourne town centre and mainline railway station are within easy walking distance. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

Flat C, 77 Enys Road,  
Eastbourne, BN21 2DX

**Guide Price**  
**£180,000 - £200,000**

## Main Features

- Converted Upperton Apartment
- 2 Bedrooms
- Lower Ground Floor
- Bay Windowed Lounge
- L-Shaped Fitted Kitchen
- Cloakroom
- Modern Bathroom
- Double Glazing
- Private Entrance Door

## Entrance

Stairs down to private entrance door.

## Hallway

Radiator.

## Lounge

18'3 x 13'0 (5.56m x 3.96m)

Radiator. Television point. Double glazed bay window to front aspect with window seat.

## L-Shaped Fitted Kitchen

14'11 x 8'2 (4.55m x 2.49m )

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cookerhood. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Radiator. Wall mounted gas boiler. Frosted double glazed window. Door to bathroom.

## Bedroom 1

12'4 x 11'6 (3.76m x 3.51m )

Radiator. Two double glazed windows to rear aspect.

## Bedroom 2

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

Radiator. Double glazed window to rear aspect.

## Cloakroom

Low level WC. Part tiled walls. Tiled floor. Frosted double glazed window.

## Modern Bathroom

White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Tiled walls. Tiled floor. Built-in cupboard with fixed shelving. Radiator. Frosted double glazed window.

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: £10 per annum**

**Maintenance: £100 per calendar month**

**Lease: 999 years from 1978. We have been advised of the lease term, we have not seen the lease**

**www.town-property.com | E. 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.