



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £105,000 - £110,000



0 Bedroom



1 Reception



1 Bathroom



## Flat 6, 8 Hurst Road, Eastbourne, BN21 2PL

\*\*\*GUIDE PRICE £105,000 - £110,000\*\*\*

A well presented first floor studio flat forming part of this attractive residence enviably situated in Upperton. Offering spacious accommodation the flat comprises of a 16'4 x 12'3 double aspect studio room with fitted open plan kitchenette, a refitted bathroom, double glazing and modern heaters. The flat is currently rented and is considered ideal for investment purposes or first time buyers. An internal inspection comes very highly recommended.

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Eastbourne, BN21 2PL

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### Main Features

- Studio Flat
- First Floor
- Studio Room
- Open Plan Kitchenette
- Bathroom/WC
- Modern Electric Heaters
- Double Glazing

### Entrance

Communal entrance to the side. Stairs to first floor. Private entrance door to-

### Double Aspect Studio Room

16'4 x 12'3 (4.98m x 3.73m )

Spacious double aspect room. Electric radiators. TV point. Open plan.

### Fitted Kitchenette

Fitted range of lightwood wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built in electric oven and hob with extractor cooker hood. Integrated under counter fridge with freezer compartment. Part tiled walls.

### Modern Bathroom/WC

White suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled flooring. Cupboard with plumbing and space for washing machine. Frosted double glazed window.

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: Peppercorn.**

**Maintenance: £595 per annum.**

**Lease: 189 years from 1980. 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.