



TOWN FLATS



01323 416600

Leasehold

Guide Price

£220,000 - £230,000



2 Bedroom



1 Reception



1 Bathroom



221 Priory Road, Eastbourne, BN23 7TD

GUIDE PRICE £220,000 - £230,000

Well positioned and nicely proportioned two bedroom ground floor flat with a **PRIVATE GARDEN** and **GARAGE** en bloc, with an **EXTENDED LEASE TERM** too! Comprising; private entrance door, hallway with storage, two double bedrooms, good sized lounge with bay window, fitted kitchen, bathroom, private garden and garage en bloc situated to the rear.



www.town-property.com



info@townflats.com

221 Priory Road,
Eastbourne BN23 7TD

Guide Price
£220,000 - £230,000

Main Features

- Langney Garden Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Private Rear Garden
- Garage En Bloc
- Extended Lease Term

Entrance

Double glazed front door to side.

Hallway

Radiator. 2x storage cupboards.

Lounge

17'7 x 10'8 (5.36m x 3.25m)

Radiator. Electric fireplace. Double glazed bay window to front aspect.

Fitted Kitchen

9'11 x 9'5 (3.02m x 2.87m)

Range of wall and base units. Worktops with inset sink unit. Boiler. Inset Gas hob & electric oven. Extractor hood. Radiator. Spaces and plumbing for washing machine, dishwasher and fridge/freezer. Double glazed window to front aspect and double glazed door to side aspect.

Bedroom 1

14'8 x 9'11 (4.47m x 3.02m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

11'7 x 7'6 (3.53m x 2.29m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Outside

Private rear garden situated to adjacent to the flat but is accessed via a gate (not direct from the flat itself), fenced boundaries

Garage

Single garage with up and over door en bloc to rear of property.

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: £150 per annum

Maintenance: As & when required

Lease: 125 years from 2018. We have been advised of the lease term, we have not seen the 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.