



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

Guide Price

£160,000 - £170,000



22 Berkeley House, Gildredge Road, Eastbourne, BN21 4SA

GUIDE PRICE £160,000 - £170,000

An extremely well presented one bedroom third floor apartment with an **ALLOCATED PARKING SPACE**, enviably situated in the immediate town centre and forming part of this modern development the flat benefits from a passenger lift, lounge with open plan fitted kitchen with integrated appliances, double bedroom and luxury bathroom. Further benefits include double glazing, electric heating and remainder of NHBC (new build warranty). The seafront, Beacon shopping centre and mainline railway station are all within comfortable walking distance. The property is being sold **CHAIN FREE** and an internal inspection comes very highly recommended.

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22 Berkeley House
Gildredge Road
Eastbourne, BN21 4SA

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Main Features

- Extremely Well Presented Town Centre Apartment
- 1 Bedroom
- Third Floor
- Lounge/Open Plan Fitted Kitchen
- Luxury Bathroom/WC
- Allocated Parking Space
- Double Glazing
- Electric Heating
- CHAIN FREE

Entrance

Communal entrance with video security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway

Video entryphone handset. Electric radiator. Airing cupboard housing plumbing & space for washing machine.

Lounge/Open Plan Fitted Kitchen

13'6 x 12'9 (4.11m x 3.89m)

Electric radiator. Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob & oven. Extractor cooker hood. Integral fridge/freezer and dishwasher. Double glazed window to rear aspect.

Bedroom

9'9 x 8'8 (2.97m x 2.64m)

Electric radiator. Double glazed window to rear aspect.

Luxury Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin set in vanity unit with drawer under. Extractor fan.

Parking

Allocated parking space No. 22

EPC = B

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: £250 per annum

Maintenance: £1210 per annum

Lease: 120 years remaining. We have been advised of the remaining 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.