



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

Guide Price

£150,000 - £160,000



1 Bedroom



1 Reception



1 Bathroom



2 Taddington House, Taddington Road, Eastbourne, BN22 7EB

GUIDE PRICE £150,000 - £160,000

Being sold CHAIN FREE, this spacious first floor flat in the Redoubt area of Eastbourne has a double bedroom, allocated parking, double glazing and is located just yards from shops on Seaside and the picturesque seafront. Arranged with a generous lounge/dining room, a fitted kitchen and bathroom/wc are also included. Seaside recreation ground and the town centre shops and mainline railway station are less than a quarter of a mile distant.



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Taddington Road,
Eastbourne, BN22 7EB

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£150,000

Main Features

- Purpose Built Seaside Apartment
- 1 Bedroom
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Allocated Residents Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Entryphone handset. Cupboard housing cold water tank and airing cupboard housing hot water cylinder.

Lounge/Dining Room

16'5 x 11'0 (5.00m x 3.35m)

Double glazed window to front aspect. Door to -

Fitted Kitchen

12'11 x 6'4 (3.94m x 1.93m)

Range of fitted white base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Larder cupboard. Part tiled walls. Double glazed window.

Bedroom

12'4 x 9'3 (3.76m x 2.82m)

Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with inset wash hand basin, cupboard below and low level WC. Tiled walls. Radiator. Frosted double glazed window.

Parking

Allocated residents parking is located adjacent to the block.

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: N/A

Maintenance: £110 per calendar month which includes building insurance & contribution into sinking fund

Lease: 999 years from 1981. 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.