



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

Offers Over: £140,000



14 Snowdon Close, Eastbourne, BN23 8HZ

Offers Over £140,000

One bedroom ground floor apartment forming part of this popular development in the Pennine estate within easy walking distance of Langney shopping centre. Providing well proportioned accommodation the flat benefits from a double bedroom, bay windowed lounge, fitted open plan kitchen and a shower room. The flat has an extended lease term, being sold chain free and has its own parking space.



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info@townflats.com

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Eastbourne, BN23 8HZ

**Offers Over:
£140,000**

Main Features

- Well Proportioned Langney Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Open Plan Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Electric Heating
- The Flat Has Its Own Parking Space
- CHAIN FREE

Entrance

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

Hallway

Night storage heater. Airing cupboard. Storage cupboard. Entryphone handset.

Double Aspect Lounge/Open Plan Fitted Kitchen

13'6 x 9'11 (4.11m x 3.02m)

Electric heater. Double glazed bay window to front aspect.

Fitted Kitchen Area

9'9 x 6'2 (2.97m x 1.88m)

Range of fitted wall and base units. Worktop with inset one & half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for cooker and fridge. Double glazed window to side aspect.

Bedroom

10'4 x 9'7 (3.15m x 2.92m)

Electric heater. Built-in wardrobe. Double glazed window to front aspect.

Shower Room/WC

Coloured suite shower cubicle with wall mounted electric shower. Low level WC. Wash hand basin. Extractor fan.

Parking

The flat has its own parking space.

Council Tax Band = A

EPC = D

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: £125 per annum

Maintenance: £1300 per annum

Lease: 189 years from 1989. 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.