



# TOWN FLATS



01323 416600

Leasehold

## GUIDE PRICE

## £190,000 - £200,000



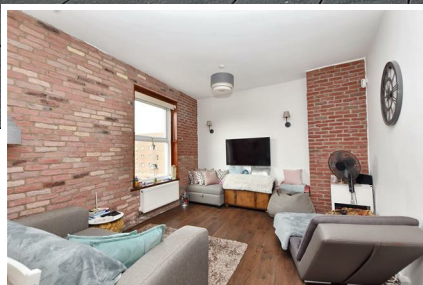
2 Bedroom



1 Reception



1 Bathroom



## 8 Chartwell House, 1a Wharf Road, Eastbourne, BN21 3WW

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*

Conveniently located on the edge of Eastbourne town centre with the station, Beacon shopping centre and Little Chelsea boutiques all close by, this second floor maisonette has two double bedrooms. Immaculately presented throughout, there is a spacious open plan sitting room area that adjoins the open plan kitchen/dining room area and this is well appointed. In addition, there is a stylish bathroom/wc and double glazing and gas fired central heating and radiators extend throughout. Considered ideally suited for first time buyers and investors alike.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

8 Chartwell House  
1a Wharf Road  
Eastbourne, BN21 3WW

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## Main Features

- Town Centre Maisonette
- 2 Double Bedrooms
- Second Floor
- Open Sitting Room Adjoining Kitchen
- Open Plan Fitted Kitchen/Dining Room
- Modern Luxury Bathroom/WC
- Double Glazing
- Gas Central Heating With Radiators Throughout
- Communal Terrace

## Entrance

Stairs to first floor communal terrace. First floor private entrance with internal staircase to Second floor landing.

## Hallway

Radiator. Loft Hatch (not inspected). Built-in cupboard with fixed shelving.

## Sitting Room Area (incorporating Open Plan Kitchen

12'8 x 11'11 (3.86m x 3.63m )

Wonderful room with double glazed window. Radiator. Exposed brick feature wall. Wall lights. Television point. Telephone point.

## Open Plan Fitted Kitchen/Dining Area

14'2 x 10'1 (4.32m x 3.07m )

Well designed kitchen with modern range of fitted wall and base units. Worktop with inset single drainer sink unit with contemporary style mixer tap. Inset 'Samsung' electric hob with stainless and glass extractor cooker hood. Eye level electric oven and microwave. Integrated fridge/freezer and dishwasher. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Inset spotlights. Double glazed window.

## Bedroom 1

11'9 x 11'4 (3.58m x 3.45m )

Double glazed window to rear aspect with far reaching roof top views over Eastbourne. (Wardrobes & set of 5 drawers included).

## Bedroom 2

13'0 x 11'8 (3.96m x 3.56m )

Radiator. Double glazed windows to side and rear aspects. (Wardrobes included).

## Modern Luxury Bathroom/WC

Refitted white suite comprising panelled bath with mixer tap and shower attachment with further rain water shower head. Low level WC with concealed cistern. Wash hand basin with contemporary style mixer tap. Fitted walls and flooring. Heated towel rail. Inset spotlights. Extractor fan.

## Outside

The flat has a communal terrace to the front.

Council Tax Band = B.

EPC = C

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: £50 per annum**

**Maintenance: £347 per quarter which includes building insurance**

**Lease: 125 years from 1988.**

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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.