



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £245,000



## 6 Sherwood Court, Devonshire Place, Eastbourne, BN21 4AD

An extremely well presented and spacious two bedroom, second floor apartment forming part of this attractive detached residence. Enviably situated in Devonshire Place the flat is directly off Eastbourne's seafront and within comfortable walking distance of the town centre and mainline railway station. Being offered CHAIN FREE the flat benefits from two double bedrooms, a spacious split level landing, lounge/dining room, fitted kitchen and shower room. With gas central heating and a SHARE OF THE FREEHOLD an internal inspection comes highly recommended.

6 Sherwood Court, Devonshire  
Place, Eastbourne, BN21 4AD

**£245,000**

## Main Features

- Converted Flat
- Second Floor
- 2 Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Spacious Split Level Landing
- Share of the Freehold
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to second floor. Private entrance door to-

## Entrance Hallway

Split level hallway. Entry phone handset. Picture rail. Radiator. Loft hatch (not inspected). Second glazed window.

## Lounge/Dining Room

16'9 x 12'11 (5.11m x 3.94m)

Radiator. Picture rail. Coved ceiling. Second glazed sash windows.

## Kitchen

10'2 x 7'1 (3.10m x 2.16m)

Fitted range of wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Window to side aspect.

## Bedroom 1

12'6 x 11'1 (3.81m x 3.38m)

Radiator. Fitted bedroom furniture including wardrobes, dressing table and chest of drawers. Second glazed windows.

## Bedroom 2

11'6 x 10'2 (3.51m x 3.10m)

Picture rail. Second glazed windows to rear aspect.

## Bathroom/WC

Coloured suite comprising of panelled bath with shower over and shower screen. Vanity unit with inset wash hand basin, mixer tap and cupboards below. Low level WC. Tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Window.

EPC = D

Council Tax Band = 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: N/A**

**Maintenance: £2541.00 per annum.**

**Lease: 189 years from 1977. 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.