



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

£280,000



4 Fulbourne House, 56 Blackwater Road, Eastbourne, BN20 7DN

GUIDE PRICE £280,000 - £290,000

Spacious three bedroom first floor purpose built flat with a BALCONY and GARAGE in the ever popular Lower Meads district of Eastbourne. Fulbourne House offers well presented communal areas and passenger lift whilst situated within a short and flat walk into the Town centre. Although the property requires some modernisation, it does offer versatility, space and natural light throughout.



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info@townflats.com

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£280,000

Main Features

- Purpose Built Flat
- First Floor
- 3 Bedrooms
- Spacious Hallway
- Lounge
- Kitchen
- Shower Room/WC
- Cloakroom
- Garage
- Share of the Freehold

Communal Entrance

Stairs and lift to first floor.

Entrance Hallway

Airing cupboard. Double glazed window to side aspect.

Lounge

17'10 x 13'8 (5.44m x 4.17m)
Double glazed doors to balcony.

Kitchen

9'9 x 6'9 (2.97m x 2.06m)
Wall and base units. Worktops. Electric oven. Electric hob. Extractor cooker hood. One and a half bowl sink unit. Space and plumbing for washing machine, dishwasher and fridge freezer. Double glazed window to side aspect.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Cloakroom

Low level WC. Wash hand basin. Double glazed window to side.

Bedroom 1

13'8 x 13'3 (4.17m x 4.04m)
Fitted wardrobes. Double glazed window to side aspect.

Bedroom 2

13'1 x 9'7 (3.99m x 2.92m)
Fitted wardrobes. Double glazed window to side aspect.

Bedroom 3

9'4 x 8'4 (2.84m x 2.54m)
Fitted wardrobes. Double glazed window to side aspect.

Garage

Power. Light. Up and over door.

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: £248 per month.

Lease: 999 years from 2002. 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.