



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£180,000



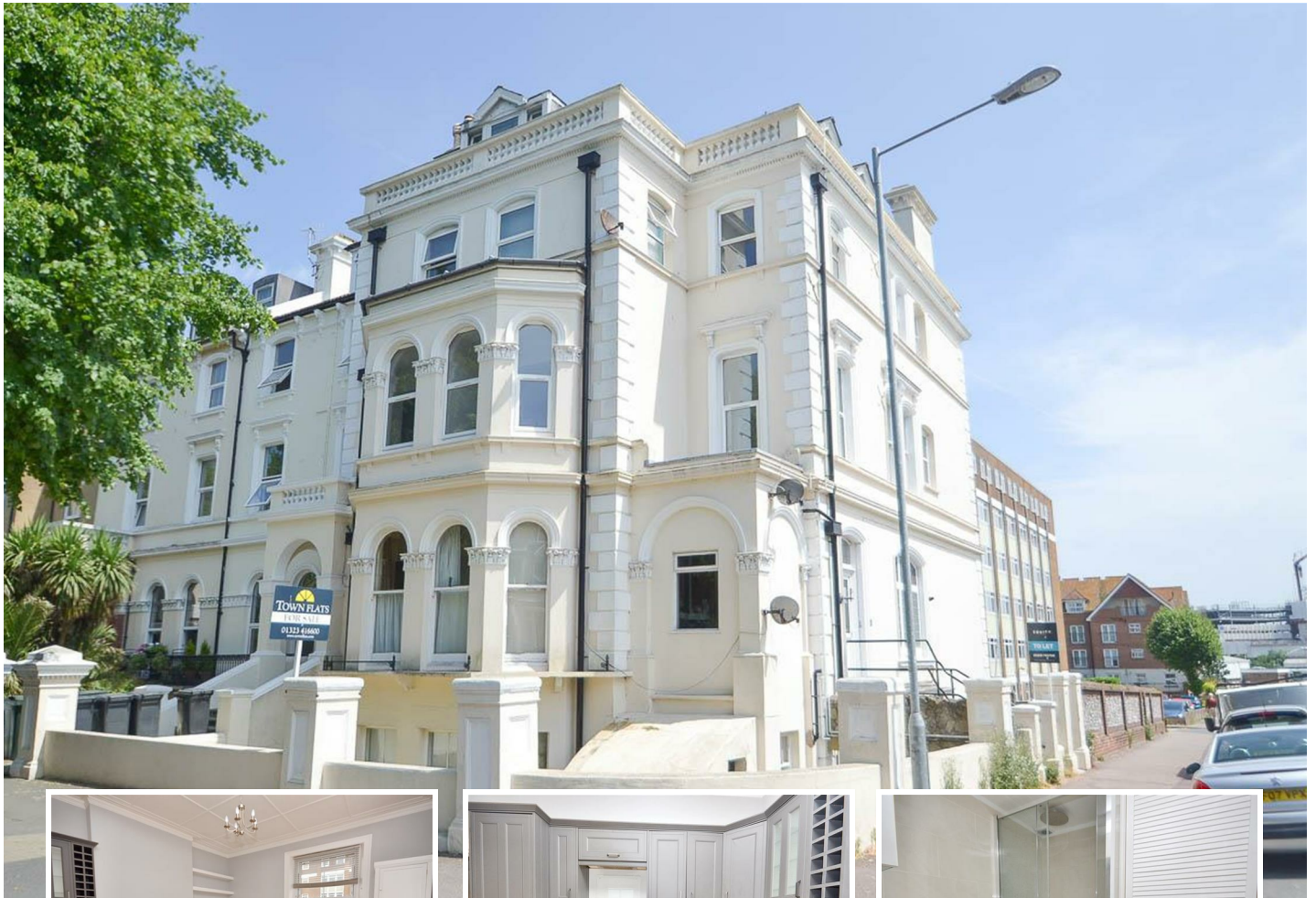
2 Bedroom



1 Reception



1 Bathroom



Flat 6, 17 The Avenue, Eastbourne, BN21 3YD

A CHAIN FREE two bedroom first floor apartment forming part of this attractive converted residence in Upperton. Conveniently situated for Eastbourne town centre, mainline railway station and nearby parks the flat has an allocated parking space and share of the freehold. Benefits include a wonderful lounge with fitted open plan kitchen, refitted shower room, double glazing and gas central heating. The flat is considered ideal for first time buyers or investors. An internal inspection comes highly recommended.

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Eastbourne, BN21 3YD

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Main Features

- Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Open Plan Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Allocated Parking Space
- Share In The Freehold
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Built-in cupboard with hanging rail.

Lounge

16'0 x 15'1 (4.88m x 4.60m)

Radiator. Corniced ceiling. Fitted unit with shelves. Feature fireplace. Built-in cupboard. Further cupboard housing gas boiler. Wood effect flooring Double glazed Sash window to rear.

Open Plan Fitted Kitchen

Range of fitted wall and base units. Solid wood worktops with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Extractor cooker hood & glass splashback. Wood effect flooring.

Bedroom 1

12'6 x 8'0 (3.81m x 2.44m)

Radiator. Double glazed Sash window to rear aspect.

Bedroom 2

9'0 x 7'5 (2.74m x 2.26m)

Radiator. Double glazed Sash window to side aspect.

Shower Room/WC

White suite comprising shower cubicle with rainwater showerhead. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled walls & floor. Chrome heated towel rail. Utility cupboard with plumbing for washing machine.

Outside

The flat has an allocated parking space to the rear.

EPC = C

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: £1560 per annum

Lease: 999 years from 2008. we have been advised of the remaining 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.