



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £75,000 - £85,000



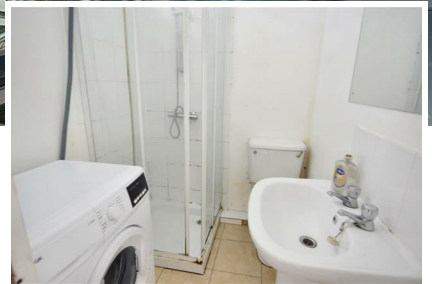
0 Bedroom



1 Reception



1 Bathroom



## Flat 3a, 4 Eversfield Road, Eastbourne, BN21 2AS

\*\*\*GUIDE PRICE £75,000 - £85,000\*\*\*

This compact studio apartment is situated in Upperton within easy walking distance of Eastbourne town centre and mainline railway station. Being offered CHAIN FREE with open plan living space and separate shower room/WC, this property is considered ideal for investment.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

Flat 3a, 4 Eversfield Road,  
Eastbourne, BN21 2AS

**Guide Price**  
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### Main Features

- Compact Upperton Studio Apartment
- First Floor
- Open Plan Studio Room/Kitchen
- Shower Room/WC
- Double Glazing
- Close To Eastbourne Town Centre & Mainline Railway Station
- Ideal For Investment
- CHAIN FREE

### Entrance

Communal entrance with stairs to first floor private entrance door to -

### Hallway

Storage cupboard housing water cylinder.

### Open Plan Studio Room/Kitchen

12'10 x 9'9 (3.91m x 2.97m )

Wall cupboards. Double glazed window.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Space for cooker and under counter fridge/freezer.

### Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Plumbing and space for washing machine. High level window.

EPC = D

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: £130 per annum for building insurance PLUS 3% of any outgoings as & when required**

**Lease: 165 years remaining. 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.