



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

# £180,000



## 15 Discovery House, Susans Road, Eastbourne, BN21 3AG

A well presented two bedroom first floor apartment forming part of this modern development situated in the immediate town centre. Within comfortable walking distance of the seafront and Beacon shopping centre the flat provides well proportioned accommodation and benefits from two double bedrooms with the master bedroom having an en-suite shower room/WC, further modern bathroom/WC, lounge with fitted open plan kitchen and canopied decked terraced area accessed via bedroom 2. The flat has secure gated parking, lawned communal gardens, double glazing and an allocated parking space. With a lease in excess of 100 years an internal inspection comes very highly recommended.

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

## Main Features

- Spacious Immediate Town Centre Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Open Plan Fitted Kitchen
- Canopied Decked Terrace
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Allocated Parking Space

### Entrance

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

### Hallway

Electric heater. Built-in storage cupboard. Airing cupboard housing hot water cylinder. Entryphone handset. Wood effect flooring.

### Lounge

18'3 x 10'11 (5.56m x 3.33m )

Television point. Wood effect flooring. Double glazed window to front aspect.

### Open Plan Fitted Kitchen

8'0 x 7'1 (2.44m x 2.16m )

Range of refitted white high gloss wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Glass splashback. Space for upright fridge/freezer. Plumbing and space for washing machine. Inset spotlights. Extractor fan.

### Bedroom 1

11'9 x 10'1 (3.58m x 3.07m )

Television point. Double glazed window to front aspect. Door to -

### En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan. Heated towel rail. Frosted double glazed window.

### Bedroom 2

10'11 x 9'8 (3.33m x 2.95m )

Double French door leading to -

### Terrace

Spacious area laid to decking with canopied section.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan.

### Parking

The flat benefits from an allocated parking space.

EPC = B

Council Tax Band = B

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: £472 per annum**

**Maintenance: £1666 per annum which includes building insurance**

**Lease: 125 years from 2008. 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.