



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£184,950



Flat 2, 3 St. Annes Road, Eastbourne, BN21 2AJ

A well presented two bedroom hall floor apartment forming part of this attractive residence with its own private garden. Enviably situated in Upperton the flat is within easy walking distance of Eastbourne town centre and mainline railway station and is being sold CHAIN FREE. Benefits include a wonderful 14'4 x 12'10 lounge with sash windows opening onto a private terrace to the front with wonderful views over Hartfield Square, gas central heating and a share of the freehold. The gardens to the rear are laid to artificial lawn and accessed via the first bedroom. With the outside of the building recently being re-rendered and communal areas re-carpeted, an internal inspection comes highly recommended.

www.town-property.com info@townflats.com

Flat 2, 3 St. Annes Road,
Eastbourne, BN21 2AJ

£184,950

Main Features

- Upperton Apartment
- 2 Bedrooms
- Hall Floor
- Spacious Lounge
- Fitted Kitchen
- Bathroom/WC
- Cloakroom
- Private Rear Garden laid to Artificial Lawn
- CHAIN FREE

Entrance

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

Hallway

Radiator.

Cloakroom

Low level WC. Pedestal wash hand basin.

Lounge

13'3 x 12'2 (4.04m x 3.71m)
Carpet. Two Sash windows.

Fitted Kitchen

8'5 x 6'5 (2.57m x 1.96m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for cooker and fridge/freezer. Serving hatch to lounge.

Bedroom 1

12'5 x 9'1 (3.78m x 2.77m)
Radiator. Feature fireplace. Built-in wardrobe. Double glazed window to rear aspect. Double glazed door to garden.

Bedroom 2

12'11 x 8'7 (3.94m x 2.62m)
Radiator. Storage cupboard. Cupboard housing boiler. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.

Outside

There is a small decked area off the main bedroom with steps down to a West facing artificial grass area.

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: £2000 per annum

Lease: 990 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.