



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

Guide Price

£120,000 - £125,000



1 Bedroom



1 Reception



1 Bathroom



11 Lewes House, Lewes Road, Eastbourne, BN21 2BZ

GUIDE PRICE £120,000 - £125,000

A much improved one bedroom ground floor apartment forming part of this purpose built block in Upperton. Being offered CHAIN FREE the flat benefits from a security entryphone system, open plan lounge/fitted kitchen with new floor coverings, bedroom and bathroom/WC. With a lease in excess of 100 years the flat is considered ideal for first time buyers or investment purposes.



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info@townflats.com

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Eastbourne, BN21 2BZ

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Main Features

- Upperton Apartment
- 1 Bedroom
- Ground Floor
- Open Plan Lounge/Modern Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Lease In Excess Of 100 Years
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Further built-in cupboard.

Open Plan Lounge/Modern Fitted Kitchen

14'10 x 11'10 (4.52m x 3.61m)

Electric radiator. Double glazed window.

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cookerhood. Plumbing and space for washing machine. Part tiled walls.

Bedroom

11'8 x 6'8 (3.56m x 2.03m)

Electric radiator. Double glazed window.

Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

EPC = E

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: Approx £1200 per annum including building insurance and contribution to reserve fund.

Lease: 125 years from 2004. 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.