



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£174,950



40 Falmouth Close, Eastbourne, BN23 5RW

A CHAIN FREE two bedroom first floor flat that is being sold with an extended lease term. Situated on the popular Sovereign Harbour South development the flat benefits from a spacious lounge/dining room, refitted bathroom, double glazing and electric heating. The Sovereign Harbour bars and restaurants are within comfortable walking distance as is Eastbourne seafront. An internal inspection comes very highly recommended.



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info@townflats.com

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Main Features

- CHAIN FREE Harbour Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Extended Lease Term

Entrance

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

Hallway

Entryphone handset. Coved ceiling. Built-in cupboard. Wood effect flooring.

Lounge

15'11 x 12'10 (4.85m x 3.91m)

Coved ceiling. Wood effect flooring. Two double glazed windows to front aspect. Archway to -

Fitted Kitchen

8'6 x 7'7 (2.59m x 2.31m)

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine. Space for upright fridge/freezer.

Bedroom 1

9'8 x 9'5 (2.95m x 2.87m)

Night storage heater. Fitted wardrobe with mirrored doors. Double glazed window to rear aspect.

Bedroom 2

8'8 x 8'4 (2.64m x 2.54m)

Wall mounted electric heater. Double glazed window to rear aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Airing cupboard housing hot water cylinder.

Parking

The flat has an allocated parking space to the rear.

Council Tax Band = B

EPC = C

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: £85 per annum

Maintenance: £1168.81 per annum

Harbour Charge: £274.03 per annum

Lease: 125 years from 2019. 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.