



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £199,950



## 2 Ludlow Court, 53 Silverdale Road, Eastbourne, BN20 7AY

A well presented two bedroom raised ground floor apartment forming part of this attractive residence. Enviably situated in the Lower Meads and set in wonderful lawned communal gardens the flat benefits from a bay windowed lounge with refitted open plan kitchen, refitted bathroom and two bedrooms. Eastbourne seafront and theatres are within easy walking distance and the town centre & mainline railway station are also easily accessible. With a lease term in excess of 100 years an internal inspection comes very highly recommended.

2 Ludlow Court  
53 Silverdale Road  
Eastbourne, BN20 7AY

Leasehold

£199,950

## Main Features

- Well Presented Lower Meads Apartment
- 2 Bedrooms
- Raised Ground Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Wonderful Lawned Communal Garden
- Lease Term In Excess Of 100 Years

## Entrance

Stairs to communal entrance. Raised ground floor private entrance door to -

## Hallway

Radiator. Built-in overhead storage cupboard.

## Open Plan Bay Windowed Lounge/Fitted Kitchen

16'0 x 14'4 (4.88m x 4.37m )

Radiator. High level skirting boards. Telephone point. Double glazed bay Sash window to front aspect.

## Fitted Kitchen Area

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cookerhood. Integrated washing machine and built-in microwave. Space for integrated fridge/freezer (to replace one of the units). Part tiled walls. Breakfast bar. Wood effect flooring.

## Bedroom 1

10'7 x 7'10 (3.23m x 2.39m )

Radiator. Built-in wardrobe with hanging rail. Double glazed Sash window to side aspect.

## Bedroom 2

10'9 x 7'8 (3.28m x 2.34m )

Radiator. Two double glazed Sash windows to side aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Tiled walls. Chrome heated towel rail. Inset spotlights.

## Outside

The flat has a lovely lawned communal garden to the rear and a private shed.

EPC = C

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: £100 per annum**

**Maintenance: £1300 per annum which includes building insurance**

**Lease: 153 years remaining. We have been advised of the lease term, we have not seen the lease**

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