



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

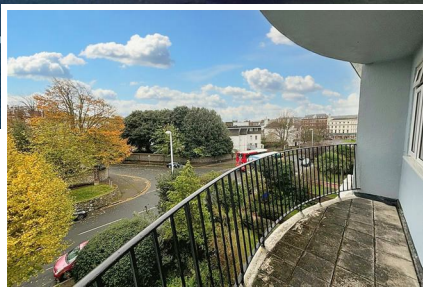


1 Reception



1 Bathroom

## £129,950



## 8 Harford House, Trinity Trees, Eastbourne, BN21 3LD

**CASH BUYERS ONLY** due to unexpired lease term of 42 years.

An extremely spacious two bedroom third floor apartment forming part of this popular development in Eastbourne's town centre. Within easy walking distance of the seafront, mainline railway station and Beacon shopping centre the flat benefits from two double bedrooms, a spacious lounge/dining room with patio doors to balcony, refitted shower room with separate cloakroom, fitted kitchen with integrated appliances and electric heating. The flat is being sold **CHAIN FREE** and an internal inspection comes highly recommended.

## Main Features

- CASH BUYERS ONLY
- Spacious Town Centre Apartment
- 2 Bedrooms
- Third Floor
- Lounge/Dining Room
- Sun Balcony
- Double Aspect Fitted Kitchen/Breakfast Room
- Cloakroom
- Shower Room/WC
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

### Hallway

Entryphone handset. Two built-in cupboards. Coved ceiling.

### Lounge/Dining Room

17'4 x 11'9 (5.28m x 3.58m )

Electric heater. Coved ceiling. Wall lights. Television point. Double glazed patio doors to -

### Sun Balcony

With pleasant views to the front aspect.

### Double Aspect Fitted Kitchen/Breakfast Room

17'3 x 7'3 (5.26m x 2.21m )

Range of fitted wall and base units. Worktop with inset one and a half single drainer sink unit and mixer tap. Built-in electric oven with extractor cooker hood. Eye level oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Coved ceiling. Double glazed window to front and side aspects.

### Bedroom 1

14'6 x 12'4 (4.42m x 3.76m )

Wall mounted electric heater. Built-in wardrobe. Wall lights. Coved ceiling. Secondary glazed window to rear aspect.

### Bedroom 2

11'0 x 10'7 (3.35m x 3.23m )

Wall mounted electric heater. Fitted wardrobes. Secondary glazed window to rear aspect.

### Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

### Shower Room/WC

White suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

### Outside

The block has communal gardens to the front and visitors parking facilities to the rear.

EPC = D

Council Tax Band = 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: £50 per annum**

**Maintenance: £375 per quarter**

**Lease: 42 years remaining. 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.