



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£154,950



7 Thorne Lodge, 4 Spencer Road, Eastbourne, BN21 4PA

A spacious one bedroom second floor apartment forming part of this attractive converted residence. Enviably situated in the West side of the town centre the flat benefits from a double bedroom, fitted kitchen & bathroom and utility room. Eastbourne town centre, mainline railway station and seafront are all within easy walking distance. An internal inspection comes highly recommended.



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info@townflats.com

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4 Spencer Road,
Eastbourne, BN21 4PA

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Main Features

- West Town Centre Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Kitchen
- Utility Room
- Bathroom/WC
- Easy Walking Distance From Eastbourne Town Centre & Seafront

Entrance

Communal entrance with stairs to second floor private entrance door -

Split Level Hallway

Single glazed window to side aspect.

Cloakroom

Low level WC. Vanity unit with wash hand basin and cupboard below.

Lounge

14'3 x 14'1 (4.34m x 4.29m)

Radiator. Single glazed windows to rear & side aspects.

Kitchen

11'9 x 4'7 (3.58m x 1.40m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob and electric oven under. Extractor cooker hood.

Space for under counter fridge. Radiator. Single glazed window to side aspect.

Bedroom

14'6 x 9'6 (4.42m x 2.90m)

Radiator. Fitted wardrobe. Single glazed window to rear aspect.

Bathroom/WC

Suite comprising 'P' shaped bath with shower over. Low level WC. Wash hand basin. Single glazed windows to side & rear aspects.

EPC = D

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: £100 per annum

Maintenance: £713.44 per quarter

Lease: 125 years from 2012. 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.