



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£170,000



1 Bedroom



1 Reception



1 Bathroom



Flat 2, 87 Enys Road, Eastbourne, BN21 2DX

An extremely well presented one bedroom apartment that provides spacious accommodation. Forming part of this attractive residence the flat has a lock up garage to the rear and balcony to the front. Benefits include a refitted kitchen and bathroom, double bedroom with patio doors to the balcony and a spacious lounge. Being offered CHAIN FREE the flat benefits from double glazing, replacement electric heating and a share of the freehold. Enviably situation in Upperton the flat is within comfortable walking distance of the town centre and mainline railway station. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

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Eastbourne, BN21 2DX

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Main Features

- Converted Upperton Apartment
- First Floor
- Double Bedroom with Balcony
- Lounge
- Refitted Kitchen
- Refitted Modern Bathroom/WC
- Lock Up Garage
- Double Glazing & Replacement Electric Heating
- Share of the Freehold
- CHAIN FREE

Entrance

Communal entrance. Stairs to first floor. Private entrance door to-

Entrance Hallway

Double glazed window.

Lounge

13'6 x 12'6 (4.11m x 3.81m)

Electric heater. Picture rail. Corniced ceiling. Double glazed doors and step down to bedroom.

Kitchen

10'2 x 7'3 (3.10m x 2.21m)

Modern refitted range of wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built in electric oven and hob. Integrated fridge freezer. Plumbing and space for washing machine. Part tiled walls. Inset spotlights. Airing cupboard housing hot water cylinder. Double glazed window. Door to lounge.

Double Bedroom

14'6 x 12'0 (4.42m x 3.66m)

Corniced ceiling. Electric heater. Double glazed patio doors to balcony.

Balcony

With metal rails and views to the front.

Modern Bathroom/WC

Refitted white suite comprising of panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled walls and flooring. Chrome heated towel rail. Frosted double glazed window.

Garage

The flat has a garage with an up and over door to the rear.

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: £125 per calendar month

Lease: 154 years from 1974. 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.