



TOWN FLATS



☎ 01323 416600

Leasehold

GUIDE PRICE

£135,000 - £145,000



1 Bedroom



1 Reception



1 Bathroom



9 Belmore Court, Seaside, Eastbourne, BN22 7QP

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A CHAIN FREE, well presented and spacious one bedroom second floor apartment forming part of this purpose built development built in 2013. Enviably situated in Seaside the flat is within yards of local shops and comfortable walking distance of the seafront and town centre. Benefits include a double bedroom, kitchen with integrated appliances and wood laminate flooring. An internal inspection comes highly recommended.



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info@townflats.com

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Seaside,
Eastbourne, BN22 7QP

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Main Features

- Well Presented Seaside Apartment
- 1 Bedroom
- Second Floor
- Open Plan Lounge/Dining Room/Fitted Kitchen
- Fitted Kitchen With Integrated Appliances
- Modern Bathroom/WC
- Double Glazing
- CHAIN FREE

Entrance

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

Hallway

Radiator. Wood laminate flooring.

Open Plan Lounge/Dining Room & Fitted Kitchen

16'5 x 14'6 (5.00m x 4.42m)

Radiator. Space for dining table & chairs. Wood laminate flooring. Double glazed window to rear aspect.

Open Plan Fitted Kitchen Area

10'10 x 6'3 (3.30m x 1.91m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Integrated washing machine and fridge/freezer. Inset electric hob & electric oven under. Extractor cooker hood. Breakfast bar.

Bedroom

15'9 x 8'5 (4.80m x 2.57m)

Radiator. Built-in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail.

EPC = C

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: £1521 per annum

Lease: 125 years from 2014. 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.