



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £195,000



## 23 Laleham Court, Laleham Close, Eastbourne, BN21 2LQ

An extremely well presented two bedroom third (top) floor apartment being sold CHAIN FREE that benefits from wonderful far reaching views over Eastbourne towards the sea. Forming part of this popular block in Upperton the flat has undergone much improvement and benefits from a refitted kitchen & bathroom, double glazing, gas central heating, plenty of storage space and a share of the freehold. Motcombe Village with its local shops, gardens and Waitrose is within easy walking distance. Eastbourne town centre and mainline railway station are also within comfortable walking distance. An internal inspection comes highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

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Laleham Close,  
Eastbourne, BN21 2LQ

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Main Features

- Extremely Well Presented Upperton Apartment With Wonderful Far Reaching Views
- 2 Bedrooms
- Third (Top) Floor
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Ample Storage
- Residence Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

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

Lounge

14'7 x 12'2 (4.45m x 3.71m)  
Radiator. Television point. Coved ceiling. Double glazed window with glorious far reaching views over Eastbourne towards the sea.

Fitted Kitchen

11'0 x 6'11 (3.35m x 2.11m )  
Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with glass splashback. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Cupboard housing gas boiler. Radiator. Double glazed window.

Bedroom 1

14'2 x 10'8 (4.32m x 3.25m )  
Radiator. Coved ceiling. Fitted wardrobes with hanging rail and shelving. Double glazed window.

Bedroom 2

10'11 x 6'10 (3.33m x 2.08m )  
Radiator. Coved ceiling. Double glazed window.

Modern Bathroom/WC

Modern white suite comprising 'P' shaped bath with shower screen and shower over. Vanity unit with low level WC and concealed cistern. Wash hand basin with mixer tap and cupboards below. Tiled walls. Two built-in cupboards. Extractor fan. Fitted wall unit.

Parking

The flat has residents parking facilities on a first come first served basis.

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: N/A

Maintenance: £3055 per annum which includes £1400 contribution into the sinking fund

Lease: 999 years from 1979. 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.