



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom

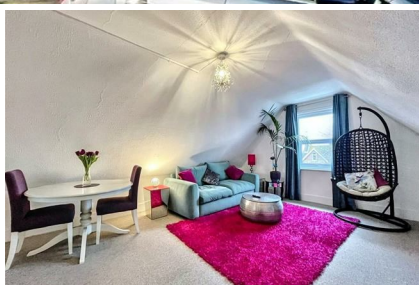
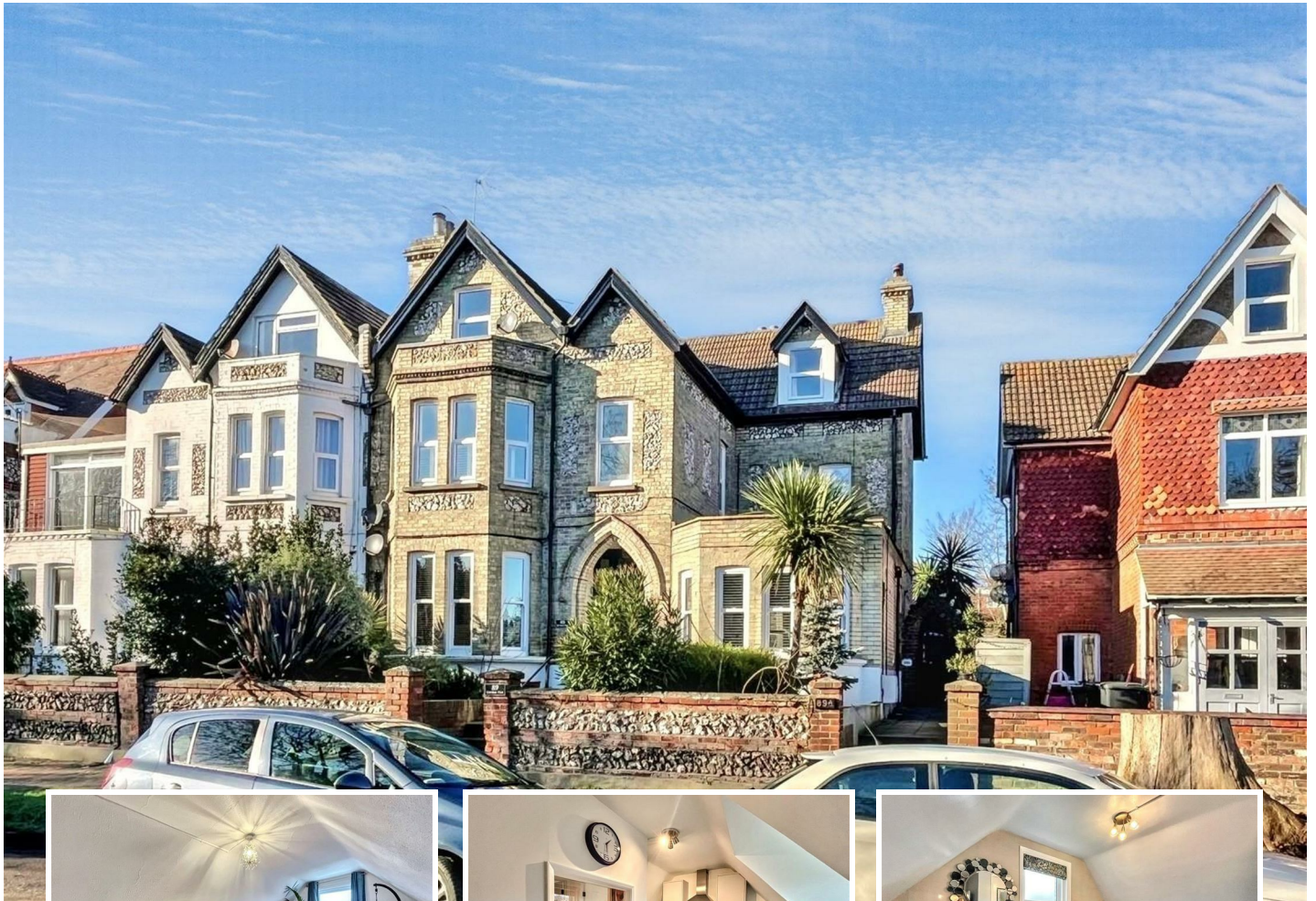


1 Reception



1 Bathroom

£189,950



Flat 3, 89A Enys Road, Eastbourne, BN21 2DX

Incredibly spacious and superbly presented split level apartment, spanning the entire top floor of this attractive period property in Upperton. Comprising; large lounge, immaculate fitted kitchen, modern bathroom, double bedroom with built in wardrobes and a very large under eaves storage area which could be used as a den/play area. Further benefits include being sold with no chain, newly fitted combi boiler, allocated parking space to the rear, updated electrics, double glazing and within a well run and self managed building.

Flat 3, 89A Enys Road,
Eastbourne, BN21 2DX

£189,950

Main Features

- Spacious & Well Presented Upperton Apartment
- 1 Bedroom
- Entire Top (2nd) Floor
- Lounge/Dining Room
- Newly Installed Fitted Kitchen
- New Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- New Boiler & Re-Wired
- Allocated Parking
- CHAIN FREE

Entrance

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

Hallway

Stairs. Double glazed window to side aspect.

Split Level Landing

Radiator. Very large under eaves storage area with light which could be used as a den/play area.

Store Cupboard

15'9 x 5'10 (4.80m x 1.78m)
Light.

Lounge/Dining Room

17'10 x 13'11 (5.44m x 4.24m)
Two radiators. Double glazed window to front aspect.

New Fitted Kitchen

13'3 x 12'0 (4.04m x 3.66m)
Range of fitted white gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer and tumble dryer. Radiator. Double glazed window to rear aspect.

Bedroom

13'0 x 12'7 (3.96m x 3.84m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

New Modern Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC with hidden cistern. Vanity unit with inset wash hand basin. Heated towel rail. Radiator. Combi boiler. Large storage cupboard.

Parking

Allocated parking space to the rear.

EPC = E

Council Tax Band = B

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: £1500 per annum

Lease: 999 years from 2015. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.