



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£289,950



2 Bedroom



1 Reception



1 Bathroom



Flat 2, 6 Dittons Road, Eastbourne, BN21 1DN

A beautifully presented two bedroom ground floor converted apartment with garage. Forming part of this attractive detached residence enviably situated in the Saffrons the flat is within easy walking distance of the picturesque Gildredge Park and town centre. Having undergone much improvement by the current vendor the flat is presented to a high standard whilst managing to retain many character features. Benefits include a modern refitted kitchen and shower room, stunning double aspect lounge/dining room with stained glass windows, log burner and corniced ceiling, master bedroom with stained glass windows, a second bedroom and useful office/study. Being sold with a share of the freehold an internal inspection comes very highly recommended.

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Main Features

- Beautifully Presented & Spacious Saffrons Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Luxury Modern Shower Room/WC
- Office/Study
- Double Glazing & Stained Glass Windows
- Communal Garden
- Garage

Entrance

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

Hallway

Video entryphone handset. Corniced ceiling. Part panelled walls. Built-in cupboard. Wood effect flooring.

Double Aspect Lounge/Dining Room

17'7 x 17'6 (5.36m x 5.33m)

Wonderful double aspect room with double glazed bay window to rear aspect and stained glass windows to side. Radiator. Corniced ceiling. Feature recess with fireplace and log burner.

Fitted Kitchen

9'4 x 9'3 (2.84m x 2.82m)

Range of refitted wall and base units. Solid wood worktop with inset one and a half bowl single drainer sink unit and chrome mixer tap. Cooker point. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Two larder cupboards. Wood effect flooring. Double glazed window and door to garden.

Bedroom 1

16'4 x 8'6 (4.98m x 2.59m)

Radiator. Fitted wardrobe. Stained glass window to side aspect.

Bedroom 2

9'1 x 6'7 (2.77m x 2.01m)

Radiator. Double glazed window to rear aspect.

Office/Study

4'11 x 4'8 (1.50m x 1.42m)

Cupboard housing gas boiler. Wood effect flooring. Frosted double glazed window.

Luxury Modern Shower Room/WC

Victorian style suite comprising walk-in shower cubicle with rainwater shower head. High level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Chrome heated towel rail. Inset spotlights.

Outside/Parking

To the rear there are lawned communal gardens and a lock up garage with up & over door.

EPC = D

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: £125 per calendar month

Lease: 219 years from 1970. 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.