



# TOWN FLATS



01323 416600

Leasehold

**Offers Over:  
£115,000**



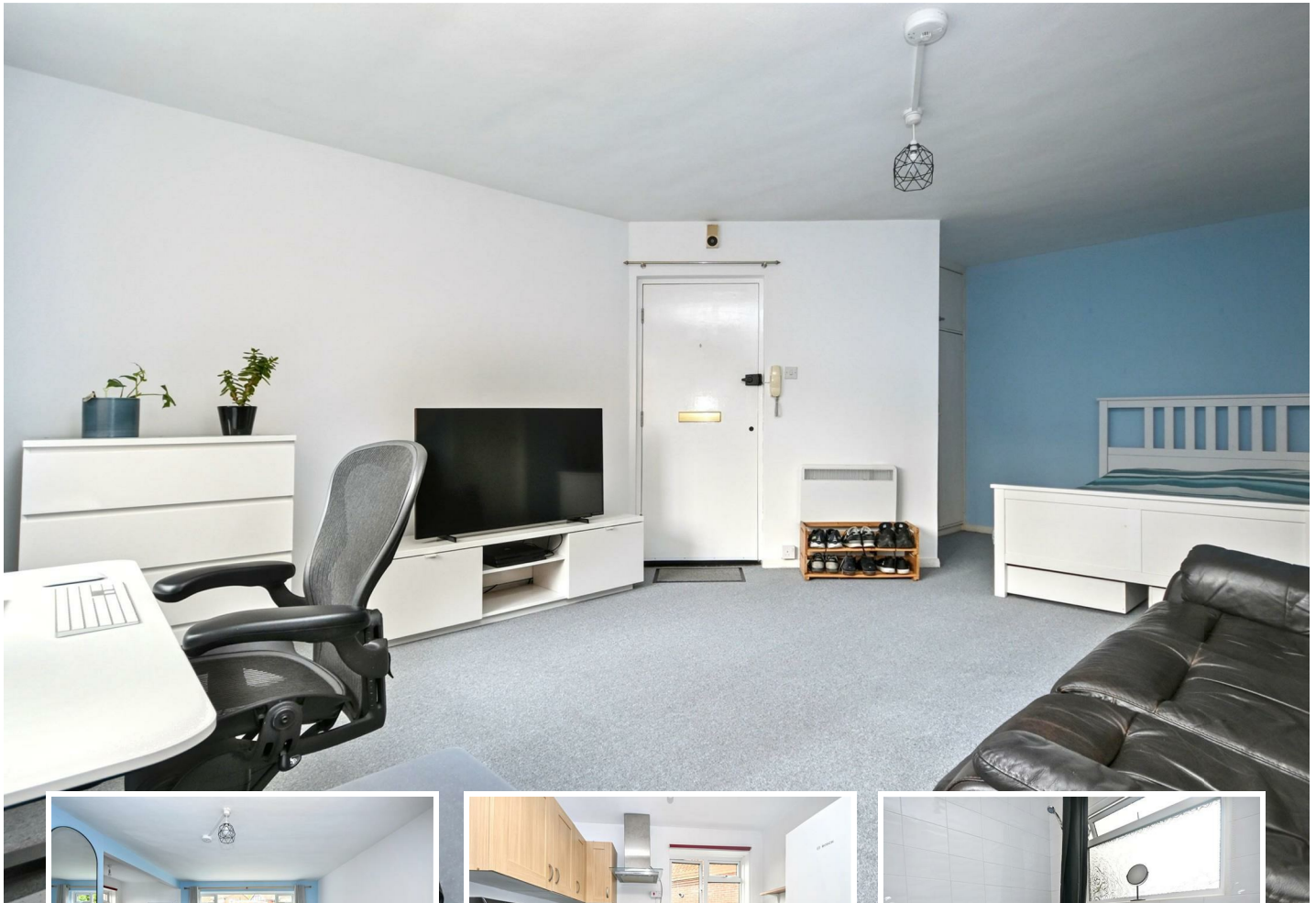
0 Bedroom



1 Reception



1 Bathroom



## 5 Tutts Barn Court, Tutts Barn Lane, Eastbourne, BN22 8XP

\*\*\*OFFERS OVER £115,000\*\*\*

Spacious & newly decorated studio flat located on the first floor of this purpose built block in Upperton. Comprising; Generous studio room with sleeping area plus built in wardrobe, open kitchen, inner hallway with airing cupboard and bathroom. Further benefits include a lease term in excess of 140 years, double glazing and upgraded water cylinder. The vendor is suited and an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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

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Tutts Barn Lane,  
Eastbourne, BN22 8XP

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## Main Features

- Spacious & Newly Decorated Upperton Studio Apartment
- First Floor
- Spacious Studio Room With Separate Sleeping Area
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Long Lease Term
- Upgraded Hot Water Cylinder & Shower
- Vendor Suited
- Lease In Excess Of 140 Years

## Entrance

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

## Studio Room

22'0 x 13'6 (6.71m x 4.11m)

Electric radiator. Built-in wardrobe. Entryphone handset. Double glazed window to side aspect. Separate sleeping area.

## Fitted Kitchen

9'0 x 5'6 (2.74m x 1.68m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine. Double glazed window to rear aspect.

## Inner Hallway

Airing cupboard. Storage cupboard. Double glazed window to rear aspect.

## Bathroom/WC

Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level WC. Frosted double glazed window to rear aspect.

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: £50 paid half yearly**

**Maintenance: £750 paid half yearly**

**Lease: 189 years from 1977. 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.