



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £165,000



### 4 Clifford House, 7 Burlington Place, Eastbourne, BN21 4AS

\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

A spacious and well proportioned one bedroom hall floor apartment forming part of this attractive residence. Enviably situated directly off the seafront and within easy walking distance of the town centre and mainline railway station the flat has an allocated parking space to the rear and a lease term in excess of 100 years. Benefits include a double bedroom, wonderful bay windowed lounge/dining room, double glazing and night storage heating. The flat is being sold CHAIN FREE and an internal inspection comes highly recommended.



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

4 Clifford House,  
7 Burlington Place,  
Eastbourne, BN21 4AS

£165,000

### Main Features

- West Town Centre Directly Off Eastbourne Seafront
- 1 Double Bedroom
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Allocated Parking Space
- Lease In Excess Of 100 Years
- CHAIN FREE

### Entrance

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

### Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard with fixed shelving.

### Bay Windowed Lounge

17'7 x 13'4 (5.36m x 4.06m )

Night storage heater. Television point. Telephone point. Bay window to front aspect.

### Kitchen

9'3 x 7'10 (2.82m x 2.39m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Extractor fan. Large Sash window to rear aspect.

### Double Bedroom

11'2 x 11'1 (3.40m x 3.38m)

Electric heater. Telephone point. Large Sash window to rear aspect.

### Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan.

### Parking

The flat has an allocated parking space to the rear.

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: Included in maintenance charge**

**Maintenance: £197 per calendar month**

**Lease: 125 years from 2006. 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.