



TOWN FLATS



01323 416600

Leasehold

Guide Price

£240,000 - £250,000



2 Bedroom



1 Reception



2 Bathroom



16 Devonshire Mansions, Grand Parade, Eastbourne, BN21 4DG

GUIDE PRICE £240,000 - £250,000

Well presented and proportioned two bedroom apartment, situated on the 3rd floor of this impressive purpose built development directly on Eastbourne Seafront. Being sold with no onward chain, comprising; entrance hallway with ample of storage and utility cupboard, large lounge with separate dining area, modern fitted kitchen, two double bedrooms with en-suite and built in wardrobes to the principle and a family bathroom. Further benefits include; secure and gated underground parking space, long lease term, very well managed block, double glazing, underfloor heating and a passenger lift.



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Grand Parade,
Eastbourne, BN21 4DG

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Main Features

- Spacious & Well Presented Seafront Apartment
- 2 Bedrooms
- Third Floor
- Spacious Lounge With Dining Area
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Underfloor Heating
- Underground Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Video entryphone handset. Utility cupboard with plumbing & space for washing machine. Storage cupboard. Airing cupboard. Underfloor heating.

Spacious Lounge

20'3 x 13'10 (6.17m x 4.22m)

Underfloor heating. Separate dining area. Double glazed window to side aspect.

Open Plan Fitted Kitchen

11'2 x 6'1 (3.40m x 1.85m)

Range of fitted wall and base units with under unit lighting. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Integral fridge/freezer and dishwasher. Underfloor heating. Double glazed windows.

Bedroom 1

17'11 x 10'9 (5.46m x 3.28m)

Underfloor heating. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with hidden cistern. Wash hand basin with mixer tap. Towel rail. Underfloor heating. Extractor fan.

Bedroom 2

11'10 x 10'4 (3.61m x 3.15m)

Underfloor heating. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap and shower over. Wash hand basin with mixer tap. Low level WC with hidden cistern. Underfloor heating. Extractor fan.

Outside

There are communal gardens to the rear of the block.

Parking

The flat has a secure underground allocated parking space.

EPC = B

Council Tax Band = E

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: £200 per annum

Maintenance: Details on request

Lease: 999 years from 2005. 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.