



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £209,950



### 4 Lime Tree House, St. Leonards Road, Eastbourne, BN21 3UU

A beautifully presented two bedroom ground floor apartment forming part of this luxury development within easy walking distance of the town centre and mainline railway station. Being offered CHAIN FREE the flat provides a luxury open plan fitted kitchen, luxury bath/shower room, 2 double bedrooms, both with fitted wardrobes, oak flooring, double glazing and gas central heating. Both bedrooms and the lounge have patio doors providing light & airy room and there is an allocated parking space to the rear. An internal inspection comes highly recommended.



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



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

4 Lime Tree House,  
St. Leonards Road,  
Eastbourne, BN21 3UU

Leasehold

£209,950

Main Features

- Beautifully Presented Town Centre/Upperton Apartment
- 2 Double Bedrooms
- Ground Floor
- Open Plan Lounge/Luxury Fitted Kitchen
- Luxury Bath & Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Inset spotlights. Two built-in cupboards. Oak flooring.

Open Plan Lounge/Luxury Fitted Kitchen

20'4 x 15'9 (6.20m x 4.80m )

Radiator. Inset spotlights. Television point. Oak flooring. Double glazed patio doors to front.

Kitchen Area:

Modern range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Inset spotlights. Double glazed window.

Bedroom 1

16'2 x 10'3 (4.93m x 3.12m )

Radiator. Built-in double wardrobe. Double glazed patio doors to front.

Bedroom 2

Radiator. Built-in double wardrobe. Double glazed patio doors to front.

Luxury Bath & Shower Room/WC

Modern suite comprising panelled bath with chrome mixer tap. shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan. Shaver point.

Parking

The flat has an allocated parking space.

EPC = B

Council Tax Band = C

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: £300 per annum**

**Maintenance: £1820 per annum**

**Lease: 125 years from 2016. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto: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.