



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£299,950



1 Mountney Road, Eastbourne, BN21 1RJ

An extremely well presented two bedroom ground floor apartment with wonderful private lawned rear garden and block paved driveway providing off road parking for several vehicles. Forming part of this attractive residence enviably situated in the Old Town, the apartment is within easy walking distance of local shops and cafes. Having undergone much improvement by the current vendors the flat benefits from two double bedrooms, a luxury refitted bath & shower room/WC with standalone bath and separate shower cubicle, a luxury refitted kitchen, private entrance door, double glazing and gas central heating. The wonderful rear garden is mainly laid to lawn with a summerhouse that has light & power and an area of patio. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.



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info@townflats.com

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Main Features	Entrance Private entrance door to -
• Extremely Well Presented Old Town Garden Apartment	Lobby Corniced ceiling. Door to -
• 2 Bedrooms	Hallway Radiator. Dado rail. Corniced ceiling. Wood effect flooring. Built-in cupboard.
• Ground Floor	Bay Windowed Lounge 15'7 x 10'8 (4.75m x 3.25m)
• Bay Windowed Lounge	Radiator. Dado rail. Corniced ceiling. Feature fireplace with ornate surround. Wood effect flooring. Double glazed bay window.
• Fitted Kitchen	Fitted Kitchen 10'4 x 7'8 (3.15m x 2.34m)
• Modern Bath & Shower Room	Range of fitted wall and base units. Marble effect worktops with inset single drainer sink unit and mixer tap. Built-in gas hob with tiled splashback and stainless steel extractor cookerhood. Eye level electric oven. Integrated washing machine. Space for upright fridge/freezer. Part tiled walls. Cupboard housing gas boiler. Radiator. Double glazed window and door to garden.
• Double Glazing	
• Private Rear Garden Laid To Lawn & Patio	Bedroom 1 15'3 x 12'9 (4.65m x 3.89m)
• Driveway	Radiator. Corniced ceiling. Double glazed window to front aspect.
	Bedroom 2 11'1 x 10'0 (3.38m x 3.05m)
	Radiator. Dado rail. Double glazed window to rear aspect.
	Modern Bath & Shower Room/WC White suite comprising curved bath with chrome mixer tap and handheld shower attachment. Shower cubicle with rainwater shower head. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Inset spotlights. Heated towel rail. Frosted double glazed window.
	Outside Front Garden: To the front there is a block paved driveway providing off road parking for several vehicles.
	Rear Garden: There is a wonderful private lawned garden with paved patio access, a large summerhouse with light & power, a further timber gardens shed and well stocked flower beds.
	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: As & when required
Lease: 999 years from 1979. 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.