



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£144,950



4 Finmere Court, Finmere Road, Eastbourne, BN22 8QQ

A well presented one bedroom first floor apartment forming part of this small block that is enviably situated for local shops, the seafront and Princess Park. Providing well proportioned accommodation the flat benefits from a double bedroom, refitted kitchen & shower room, double glazing and electric heating. There is an allocated parking space to the rear and a lease in excess of 100 years. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

4 Finmere Court,
Finmere Road,
Eastbourne, BN22 8QQ

Leasehold

£144,950

Main Features

- Well Presented Apartment
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space

Entrance

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

Hallway

Airing cupboard housing hot water cylinder. Entryphone handset.

Lounge

15'10 x 11'5 (4.83m x 3.48m)
Electric radiator. Coved ceiling. Double glazed window to front aspect.
Door to -

Fitted Kitchen

11'4 x 5'5 (3.45m x 1.65m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Plumbing and space for washing machine. Tiled floor. Part tiled walls. Double glazed window.

Bedroom

10'8 x 10'6 (3.25m x 3.20m)
Wall mounted electric heater. Built-in double wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC

White suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Tiled walls. Extractor fan.

Parking

The flat has an allocated parking space to the rear.

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: £100 per annum
Maintenance: £120 per calendar month
Lease: 136 years remaining. We have been advised of the lease term, we have not seen the lease

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