



TOWN FLATS



01323 416600

Leasehold

Guide Price

£180,000 - £200,000



2 Bedroom



1 Reception



1 Bathroom



5 Belle Vue Court, Belle Vue Road, Eastbourne, BN22 7RF

GUIDE PRICE £180,000 - £190,000

A well proportioned and spacious two bedroom second (top) floor apartment that is within easy walking distance of local shops and the seafront. Situated in this cul-de-sac setting in the Roselands the flat benefits from two double bedrooms, a refitted kitchen & bathroom, double glazing, electric heating and a lock-up garage. With a lease in excess of 100 years an internal inspection comes highly recommended.



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info@townflats.com

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Belle Vue Road,
Eastbourne, BN22 7RF

Leasehold

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Main Features

- Spacious Roselands Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Garage

Entrance

Communal entrance. Stairs to second floor private entrance door to -

Hallway

Wall mounted electric heater. Wood effect flooring.

Lounge

13'10 x 9'8 (4.22m x 2.95m)

Wall mounted electric heater. Coved ceiling. Wood effect flooring. Double glazed window.

Fitted Kitchen

10'2 x 7'11 (3.10m x 2.41m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cookerhood. Plumbing and space for washing machine. Space for upright fridge/freezer. Wood effect flooring. Part tiled walls. Double glazed window to rear aspect.

Bedroom 1

12'11 x 9'7 (3.94m x 2.92m)

Coved ceiling. Wood effect flooring. Double glazed window to front aspect.

Bedroom 2

10'0 x 9'8 (3.05m x 2.95m)

Wall mounted electric heater. Coved ceiling. Wood effect flooring. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

Parking

The flat has a lock-up garage with an up & over door to the rear.

EPC = E

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: £25 per quarter

Maintenance: £408 per quarter

Lease: 164 years from 1968. 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.