



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£155,000 - £160,000



1 Bedroom



1 Reception



1 Bathroom



112b Foxglove Road, Eastbourne, BN23 8BX

GUIDE PRICE £155,000 - £160,000

Favourably located just a short walk from Langney shopping centre and Shinewater Park, this well presented first floor maisonette has a double bedroom and also features a **PRIVATE REAR GARDEN**. Benefits include a fitted kitchen and a bathroom/wc, double glazing and gas fired central heating and radiators extend throughout and brick store shed is also included. Local schools and Hampden Park Village and the mainline railway station can also be found nearby.



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info@townflats.com

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Main Features

- Spacious Langney Maisonette
- 1 Double Bedroom
- First Floor
- Sitting/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Private Rear Garden

Entrance

Private front door to -

Entrance Hallway

Wall mounted electric radiator. Tiled floor. Frosted double glazed window. Stairs to first floor.

First Floor Landing

Radiator. Airing cupboard housing gas boiler.

Sitting/Dining Room

14'2 x 11'9 (4.32m x 3.58m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Fitted Kitchen

8'11 x 8'7 (2.72m x 2.62m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces having cupboards and drawers under. Inset four ring electric hob and electric oven under. Integrated dishwasher. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Tiled floor. Double glazed window to rear aspect.

Double Bedroom

11'7 x 11'3 (3.53m x 3.43m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

This is laid to lawn with surrounding fencing being located to the rear of the building.

A lockable brick store cupboard is also included (2nd from right).

AGENTS NOTE:

The fridge/freezer and washing machine are available subject to a separate negotiation.

EPC = C

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: £16.94 per calendar month

Maintenance: £27.29 per calendar month

Lease: 125 years from 1988.

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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.