

9 Merlynn  
5-7 Devonshire Place,  
Eastbourne, BN21 4AQ

Leasehold - Share of Freehold

£339,950



3 Bedroom 1 Reception 1 Bathroom

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.



TOWN FLATS



01323 416600

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3 Bedroom 1 Reception 1 Bathroom



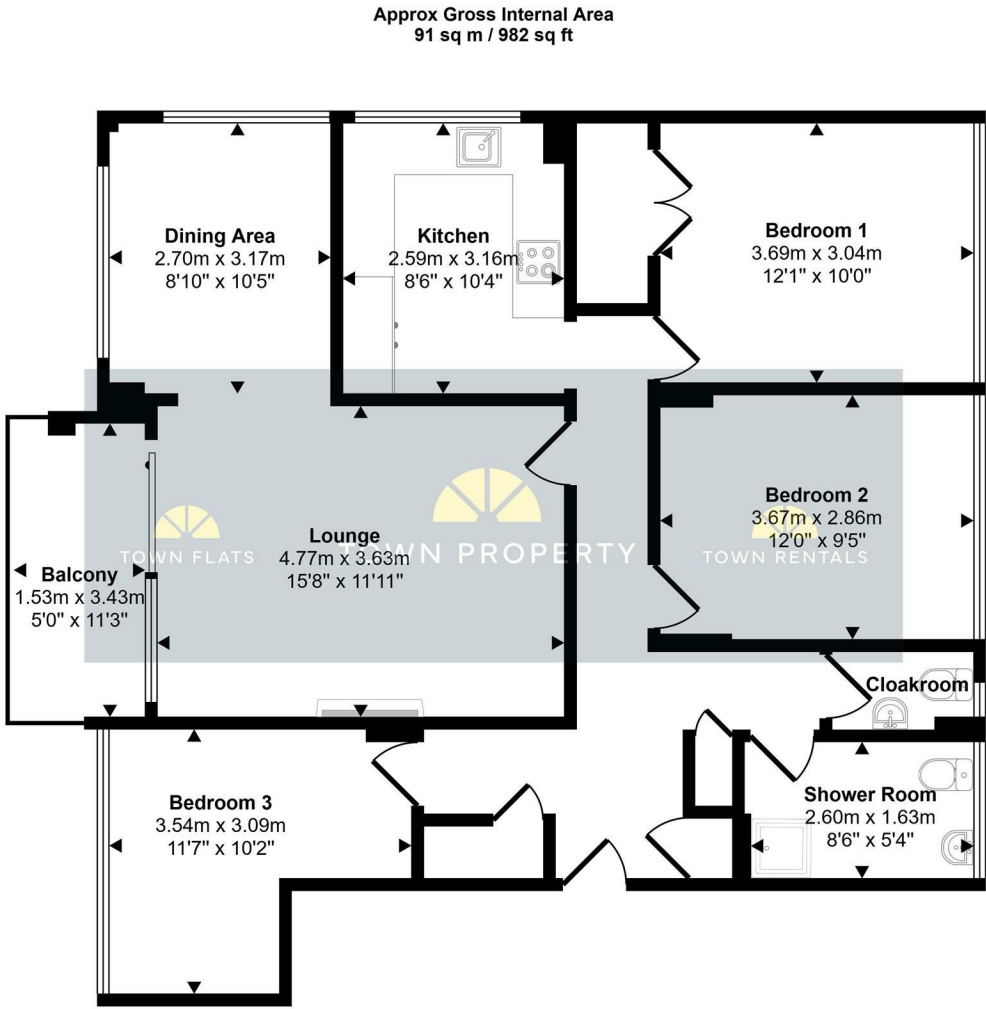
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A spacious three bedroom purpose built apartment, ideally located in the Devonshire Quarter, between the seafront and town centre amenities, on a sought after tree lined road. Situated on the fourth floor of this highly regarded development, the apartment offers bright and well proportioned living spaces, having been tastefully refurbished to a high standard throughout. The property features three generous bedrooms and a double aspect sitting room, which leads into the dining room with patio doors opening onto a large balcony with views of the sea and the South Downs. Further benefits include a modern fitted kitchen with integrated appliances and a stunning, fully tiled shower room with a matching separate WC. The property also benefits from a garage at the rear, with space to park in front. Additional improvements include new double glazed windows, gas fired central heating, and new ceilings with inset downlights. The master bedroom is also equipped with plumbing in the built in wardrobe, should an en-suite be desired.

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Main Features	Entrance Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -
• Well Presented & Spacious Town Centre Apartment	Hallway Column radiator. Storage cupboards. Entryphone handset.
• 3 Bedrooms	Lounge/Dining Room 15'8 x 11'11 (4.78m x 3.63m) Column radiators. Electric feature fireplace. Fitted units. Double glazed patio doors leading to -
• Fourth Floor	Spacious Balcony 11'3 x 5'0 (3.43m x 1.52m ) With views towards the sea and South Downs.
• Lounge/Dining Room	Double Aspect Dining Area 10'5 x 8'10 (3.18m x 2.69m ) Column radiator. Double glazed windows to front & side aspects.
• Spacious Sun Balcony With Views Towards The Sea	Fitted Kitchen 10'4 x 8'6 (3.15m x 2.59m ) Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level electric oven. Integral microwave, fridge/freezer and dishwasher. Double glazed window to side aspect.
• Fitted Kitchen	
• Modern Shower Room/WC	
• Modern Cloakroom	Bedroom 1 12'1 x 10'0 (3.68m x 3.05m ) Radiator. Large wardrobe with plumbing. (potential to create an en-suite). Double glazed window to rear aspect.
• Garage	Bedroom 2 12'0 x 9'5 (3.66m x 2.87m ) Radiator. Fitted wardrobe. Double glazed window to rear aspect.
	Bedroom 3 11'7 x 10'2 (3.53m x 3.10m) Radiator. Double glazed window to front aspect.
	Modern Shower Room/WC Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard and drawers. Heated towel rail. Frosted double glazed window to rear aspect.
	Cloakroom Low level WC. Vanity unit with inset wash hand basin and cupboard below. Frosted double glazed window to rear aspect.
	Parking Single garage to the rear with up & over door. There is also space to park in front of the garage.
	EPC = E
	Council Tax Band = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £1352.17 paid half yearly, plus additional reserve fund contribution for upcoming works**  
**Lease: 999 years from 1963. We have been advised of the lease term, we have not seen the lease**

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