



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £139,950



## Flat 2, 38 Langney Road, Eastbourne, BN21 3JP

Being sold CHAIN FREE this well proportioned one bedroom first floor apartment situated in the immediate town centre. Within easy walking distance of the seafront, mainline railways station and Beacon shopping centre the flat benefits from a bay windowed lounge/dining room, double bedroom, fitted kitchen, modern shower room/WC and gas central heating. With a lease term in excess of 100 years an internal inspection comes highly recommended.

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Eastbourne, BN21 3JP

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## Main Features

- Well Proportioned Town Centre Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Double glazed window.

## Bay Windowed Lounge

16'1 x 15'1 (4.90m x 4.60m )

Radiator. Coved ceiling. Picture rail. Double glazed bay window to front aspect.

## Fitted Kitchen

7'5 x 5'6 (2.26m x 1.68m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for washing machine. Part panelled walls. Inset spotlights.

## Bedroom

8'8 x 8'3 (2.64m x 2.51m )

Radiator. Double glazed window.

## Modern Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard under. Part tiled walls. Inset spotlights. Chrome heated towel rail.

EPC = D

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: Included in maintenance charge**

**Maintenance: £497.48 per annum**

**Lease: 125 years from 2016. 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.