



# TOWN FLATS



01323 416600

Leasehold



4 Bedroom



1 Reception



2 Bathroom

## £299,950



## 2 Embassy Court, 31 Lewes Road, Eastbourne, BN21 2BU

An incredibly unique 4 bedroom purpose built apartment that provides spacious and versatile accommodation arranged over 2 floors. Situated in Upperton the flat has a ground floor lounge/dining room with open plan fitted kitchen, 2 double bedrooms and a spacious bathroom/WC. Stairs lead down to 2 further double bedrooms and shower room/WC. Communal gardens can be accessed from the rear and there is a lock-up garage and additional parking. With an extended lease term an internal inspection comes very highly recommended.



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31 Lewes Road,  
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## Main Features

- Unique 2 Level Apartment
- 4 Bedrooms
- Ground & Lower Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Ground Floor Bathroom/WC
- Lower Ground Floor Shower Room/WC
- Communal Garden
- Garage & Allocated Parking

### Entrance

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

### Hallway

Radiator. Entryphone handset. Wood effect flooring. Stairs down to Lower ground floor.

### Lounge/Dining Room

16'3 x 15'0 (4.95m x 4.57m )  
Radiators. Wood effect flooring. Two double glazed windows. Opening to -

### Fitted Kitchen

11'0 x 5'10 (3.35m x 1.78m )  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for upright fridge/freezer. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Cupboard housing gas boiler  
Double glazed window.

### Bedroom 1

11'7 x 8'11 (3.53m x 2.72m)  
Radiator. Wood effect flooring. Double glazed window to rear aspect.

### Bedroom 2

10'2 x 9'3 (3.10m x 2.82m )  
Radiator. Wood effect flooring. Double glazed window to rear aspect.

### Bathroom/WC

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

### Stairs Down To Lower Ground Floor Hallway:

### Bedroom 3

11'3 x 9'1 (3.43m x 2.77m )  
Radiator. Double glazed window and door to rear garden.

### Bedroom 4

13'10 x 9'7 (4.22m x 2.92m )  
Radiator. Built-in cupboard. Wood effect flooring. Double glazed window to rear aspect.

### Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboards below. Bidet. Tiled walls and floor. Radiator. Frosted double glazed window.

### Outside

There are lawned communal gardens to the rear.

### Parking

The flat has a lock-up garage with an up & over door and additional allocated parking.

### EPC = D

### 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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 198 years from 1978. 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.