



TOWN FLATS



01323 416600

Leasehold



2 Bedroom

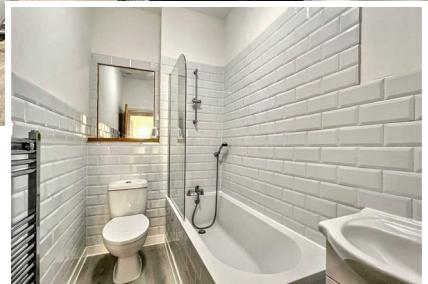
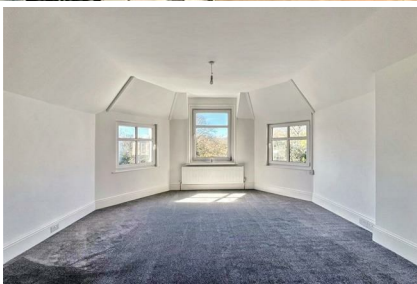


1 Reception



1 Bathroom

£210,000



5 Dixon Court, Eversfield Road, Eastbourne, BN21 2AS

GUIDE PRICE £210,000 - £220,000

Spacious, bright and airy converted flat in Upperton, with views over Hartfield Square gardens. Situated on the second floor, being sold chain free and a long lease term, comprising; split level L shaped hallway with a utility cupboard, large open plan lounge/kitchen to the front aspect with views, two double bedrooms at the rear of the building and a bathroom. The location affords comfortable walking distance to the train station, shopping centre and beach.



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Main Features	Entrance Communal entrance with security entry phone system. Stairs to second floor private entrance door to -
<ul style="list-style-type: none">• Spacious & Well Presented Upperton Apartment• 2 Bedrooms• Second Floor• Split Level Hallway• Open Plan Lounge/Fitted Kitchen• Modern Bathroom/WC• Double Glazing	Split Level Hallway Radiator. Cupboard with plumbing & space for washing machine. Entryphone handset. Two single glazed windows.
	Open Plan Lounge/Fitted Kitchen 21'8 x 15'6 (6.60m x 4.72m) 2 radiators. 3 double glazed windows to front aspect.
	Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood.
	Bedroom 1 12'6 x 11'7 (3.81m x 3.53m) Radiator. Double glazed window to rear aspect.
	Bedroom 2 12'2 x 9'5 (3.71m x 2.87m) Radiator. Cupboard housing combi boiler. Double glazed door to fire escape to the rear.
	Modern Bathroom/WC Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.
	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: £155 per calendar month
Lease: 189 years from 1977. 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.