



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £140,000



### 3 St Denys, Ratton Road, Eastbourne, BN21 2LU

A CHAIN FREE 1 bedrooms ground floor apartment forming part of this popular development in Upperton. Though in need of modernisation the flat provides well proportioned accommodation comprising of a double bedroom, lounge/dining room with access to the communal gardens, kitchen and bathroom. Further benefits include private entrance door, double glazing and a lease in excess of 900 years. An internal inspection comes very highly recommended.



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Ratton Road,  
Eastbourne, BN21 2LU

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Main Features

- CHAIN FREE Upperton Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Night Storage Heating

Entrance

Private entrance door to -

Hallway

Coved ceiling. Understairs cupboard. Airing cupboard housing hot water cylinder.

Lounge

15'1 x 9'4 (4.60m x 2.84m )

Night storage heater. Coved ceiling. Television point. Double glazed patio doors to communal gardens. Door to -

Fitted Kitchen

9'5 x 6'1 (2.87m x 1.85m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Part tiled walls. Double glazed window.

Bedroom

11'8 x 9'1 (3.56m x 2.77m )

Night storage heater. Built-in wardrobe with hanging rail. Double glazed window.

Bathroom/WC

Coloured suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan.

Outside

The development has residents parking facilities and lawned communal gardens. There is also an external storage room.

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: Peppercorn**

**Maintenance: £120 per calendar month**

**Lease: 999 years from 1996. 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.