



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£225,000



2 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

A spacious and well presented 2 bedroom ground floor apartment with an impressive 30ft (approximately) sun balcony overlooking the delightful communal gardens and towards the South Downs. Other benefits include a refitted kitchen, modern bathroom/WC, double glazing and communal central heating & hot water. Motcombe Village with its gardens, local shops and Waitrose is within easy walking distance and Eastbourne town centre with its mainline railway station is also nearby. The flat has a share of the freehold and is offered CHAIN FREE.



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2 Selwyn House,
29 Selwyn Road,
Eastbourne, BN21 2LF

Leasehold - Share of Freehold

£225,000

Main Features

- Spacious & Well Presented Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Sun Balcony Overlooking Communal Gardens & Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Separate Cloakroom
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Ample storage.

Lounge/Dining Room

19'6 x 12'1 (5.94m x 3.68m)
Radiator. Opening to kitchen. Double glazed window and balcony door to -

Sun Balcony

32'6 x 4'8 (9.91m x 1.42m)
With views over the communal gardens and towards the South Downs.

Fitted Kitchen

10'10 x 7'3 (3.30m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to rear aspect.

Bedroom 1

11'4 x 10'8 (3.45m x 3.25m)
Radiator. Fitted wardrobes. Double glazed window and door to sun balcony.

Bedroom 2

10'9 x 7'9 (3.28m x 2.36m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Fully tiled walls.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap.

Outside

Delightful lawned communal gardens.

Parking

Residents parking on a first come first served basis.

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: N/A

Maintenance: £2784.92 which includes hot water, communal heating and water & sewage rates

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.