



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£159,950



Flat 2, 98 Pevensey Road, Eastbourne, BN22 8AE

A CHAIN FREE 2 bedroom apartment that forms part of this attractive and extremely well maintained terraced development. Enviably situated in the immediate town centre the flat benefits from a wonderful bay windowed lounge/dining room, refitted kitchen & bathroom, double glazing and gas central heating. The flat is being sold with a share of the freehold and a new 999 year lease term. With the seafront and mainline railway station both being within easy walking distance the flat is considered ideal for first time buyers.



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info@townflats.com

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Eastbourne, BN22 8AE

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Main Features

- CHAIN FREE Well Presented Town Centre Apartment
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Share Of The Freehold
- New 999 Year Lease

Entrance

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

Split Level Hallway

Radiator. Entryphone handset. Built-in cupboard. Double glazed window.

Bay Windowed Lounge/Dining Room

17'7 x 11'11 (5.36m x 3.63m)

Radiator. Television point. Double glazed bay window to front aspect.

Fitted Kitchen

10'5 x 6'1 (3.18m x 1.85m)

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine (included). Space for undercounter fridge (included). Wall mounted gas boiler. Double glazed window to rear aspect.

Bedroom 1

14'1 x 9'7 (4.29m x 2.92m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

11'4 x 7'0 (3.45m x 2.13m)

Radiator. Double glazed window to front aspect

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan.

EPC = C

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: As & when required

Lease: New 999 year lease. We have been advised of the new 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.