



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

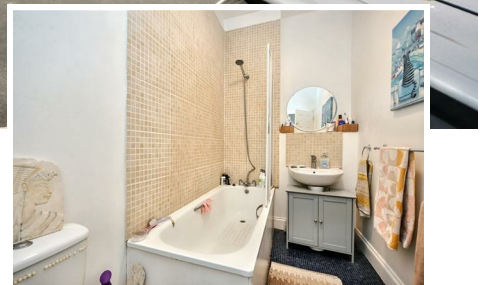


1 Reception



1 Bathroom

£154,950



Flat 2, 36 Ceylon Place, Eastbourne, BN21 3JF

Converted hall floor flat situated just a few hundred yards off Eastbourne seafront and adjacent to the town centre, being sold with no onward chain and comprised of; and open plan bay fronted lounge/kitchen, two bedrooms and a bathroom. Further benefits include a share of freehold within a well run and nicely presented building, gas central heating and double glazing. The Freehold was purchased in 2022 and a combi boiler was installed in 2022, this has the remaining balance of a 10 year warranty. The building has recently had a new roof, external rendering and was decorated. The communal hallway was also decorated and a new fire door fitted.

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Eastbourne, BN21 3JF

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Main Features

- Town Centre Apartment Just Yards From Eastbourne Seafront
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Share Of The Freehold
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Radiator. Understairs storage cupboard.

Bay Windowed Lounge

12'8 x 10'6 (3.86m x 3.20m)

Radiator. Double glazed bay window to front aspect.

Fitted Kitchen

9'3 x 5'0 (2.82m x 1.52m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Built-in fridge/freezer.

Bedroom 1

13'3 x 9'2 (4.04m x 2.79m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

13'3 x 7'3 (4.04m x 2.21m)

Radiator. Gas boiler. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Radiator. Extractor fan.

EPC = C

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: £1926 per annum

Lease: 999 years from 2022. 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.