



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£249,950



33 Highview Court, Silverdale Road, Eastbourne, BN20 7AQ

GARDEN FLAT situated on the ground floor of Highview Court, a favoured and very well run purpose built development in Lower Meads. With gated undercroft allocated parking plus visitor parking, a lift to service all floors include the car park level, comprising of; entrance hall with ample of storage, a large lounge diner, fitted kitchen, two double bedrooms and a shower room. Further benefits include gas central heating, double glazing, a share of freehold and no onward chain. The location affords level and ease of access to the seafront, town centre, restaurants, theatres and much more.



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info@townflats.com

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Main Features

- Spacious & Well Presented Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room Leading To Patio
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Undercroft Gated Parking & Visitors Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Lift service to all floors including car park. Ground floor private entrance door to -

Hallway

Ample storage. Entryphone handset.

Lounge/Dining Room

20'6 x 13'1 (6.25m x 3.99m)
2 radiators. Double glazed door and window to rear patio.

Fitted Kitchen

13'8 x 6'11 (4.17m x 2.11m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Washing machine, cooker and fridge/freezer. Extractor cooker hood. Gas boiler. Radiator. Double glazed window to rear aspect.

Bedroom 1

14'9 x 10'4 (4.50m x 3.15m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'4 x 9'6 (3.15m x 2.90m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Wash hand basin. Low level WC. Bidet. Radiator.

Outside

Communal gardens.

Parking

Allocated undercroft gated parking space and visitors parking.

Council Tax Band = C

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: £4072.36 per annum which includes building insurance, sinking fund contribution & water
Lease: 999 years from 1976. 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.