



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£200,000



22 Southfields Court, Southfields Road, Eastbourne, BN21 1BX

Guide Price £200,000-£215,000

Noticeably spacious, two double bedroom third floor purpose built flat situated in Saffrons, convenient for direct access to Eastbourne train station and town centre. Comprised of a welcoming and sizeable entrance hallway with ample of storage, a dual aspect lounge, fitted kitchen breakfast room, two bedrooms with built in wardrobes, family bathroom and separate WC. Internal viewing comes highly recommended.



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info@townflats.com

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Main Features

- Spacious Saffrons Apartment
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom
- Separate Cloakroom
- Double Glazing

Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Large Hallway
Entryphone handset. Airing cupboard. Double opening storage cupboard.

Double Aspect Lounge
17'3 x 13'6 (5.26m x 4.11m)
2 electric radiators. Double glazed windows to front and side aspects.

Fitted Kitchen/Breakfast Room
13'10 x 8'8 (4.22m x 2.64m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Double glazed window to front aspect.

Bedroom 1
14'0 x 12'3 (4.27m x 3.73m)
Electric radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2
11'2 x 9'1 (3.40m x 2.77m)
Electric radiator. Built-in wardrobe. Double glazed window to front aspect.

Modern Bathroom
Suite comprising panelled bath with chrome mixer tap and shower over. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Cloakroom
Low level WC. Double glazed window to rear aspect.

EPC = D

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: £521 per quarter
Lease: 180 years from 1965. 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.