



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£165,000



1 Bedroom



1 Reception



1 Bathroom



22 Heatherleigh, 63-66 Royal Parade, Eastbourne, BN22 7FS

***GUIDE PRICE £165,000 to £175,000 ***

An extremely well presented one bedroom third (top) floor apartment forming part of this luxury development located on Eastbourne seafront. Situated at the rear of the block the flat benefits from wonderful far reaching views over Eastbourne towards the South Downs. Providing well proportioned accommodation the flat benefits from a double bedroom, fitted open plan kitchen with integrated appliances, modern bathroom/WC and lounge. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.



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info@townflats.com

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63-66 Royal Parade,
Eastbourne, BN22 7FS

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Main Features

- Beautifully Presented Seafront Apartment
- 1 Bedroom
- Third (Top) Floor
- Lounge
- Open Plan Fitted Kitchen With Integrated Appliances
- Modern Bathroom/WC
- Double Glazing
- Share Of The Freehold

Entrance

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

Hallway

Radiator. Entryphone handset.

Lounge

10'9 x 6'5 (3.28m x 1.96m)

Radiator. Television point. Double glazed window to rear aspect.

Open Plan Fitted Kitchen

9'10 x 8'9 (3.00m x 2.67m)

Range of fitted grey wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and double oven with stainless steel extractor cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Cupboard housing gas boiler. Inset spotlights.

Bedroom

11'0 x 9'9 (3.35m x 2.97m)

Radiator. Television point. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

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: N/A

Maintenance: Approximately £380 half yearly

Lease: 999 years from 2021. 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.