



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £149,950



### 14 Hereford Court, Langney Rise, Eastbourne, BN23 7DE

An extremely well presented one bedroom ground floor apartment that has undergone much improvement by the current vendors. Providing spacious and well proportioned accommodation the flat benefits from a double bedroom, fitted kitchen with integrated appliances, luxury shower room/WC, oak flooring throughout, double glazing and electric heating. Situated in Langney the flat is within comfortable walking distance of Langney Shopping Centre. An internal inspection comes very highly recommended.



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Langney Rise,  
Eastbourne, BN23 7DE

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Main Features

- Extremely Well Presented  
Langney Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge
- Modern Fitted Kitchen
- Modern Luxury Shower  
Room/WC
- Double Glazing
- 2 Private Storage Cupboards

Entrance

Communal entrance with security entryphone system. Ground floor private front door to -

Entrance Hallway

Oak flooring.

Lounge/Dining Room

14'5 x 10'10 (4.39m x 3.30m )

Wall mounted electric heater. Television point. Oak flooring. Double glazed window to front aspect. Door to -

Modern Fitted Kitchen

9'09 x 7'11 (2.97m x 2.41m )

Modern range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Built-in electric oven and hob with stainless steel extractor cooker hood. Part tiled walls. Tiled floor. Double glazed window.

Double Bedroom

14'6 x 9'1 (4.42m x 2.77m )

Oak flooring. Double glazed window to front aspect.

Modern Luxury Shower Room/WC

White suite comprising shower cubicle with rain water shower head. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Low level WC with concealed cistern. Tiled floor and walls.

Other Details

The flat has 2 private lock-up storage cupboards.

EPC = E.

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: £10 per annum**

**Maintenance: £85 per calendar month**

**Lease: 91 years remaining. We have been advised of the remaining 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.