



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

## £210,000



### 6 Ockling Piece, 19-21 Willingdon Road, Eastbourne, BN21 1TN

With far reaching views across Eastbourne towards the South Downs, this second (top) floor flat in Old Town is within easy reach of Motcombe Village and Rodmill shops. Having three double bedrooms, there is also a dining hall and sitting room whilst further benefits include a kitchen/breakfast room and modern bathroom/wc. Double glazing and electric storage heating extends throughout, and bus services in and out of town are available in the road. Cavendish School, Sussex Downs college and the district general hospital can also be found in the surrounding area. The flat provides spacious owner occupier accommodation in addition to also having investment potential. Being sold CHAIN FREE.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

6 Ockling Piece,  
19-21 Willingdon Road,  
Eastbourne, BN21 1TN

Leasehold - Share of Freehold

£210,000

## Main Features

- Spacious Old Town Apartment
- 3 Bedrooms
- Top (2nd) Floor
- Dining Hallway
- Lounge
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing
- Electric Heating
- Lease In Excess Of 150 Years

### Entrance

Communal entrance with security entry phone. Staircase to second floor (top) landing. Private front door to -

### Dining Hallway

12'2 x 7'9 (3.71m x 2.36m )  
Wood laminate flooring. Meter cupboard. Door to fire escape staircase.

### Lounge

16'10 x 10'6 (5.13m x 3.20m )  
Fireplace with tiled surround and mantel above. Carpet and stone recess. Double glazed window to rear aspect with far reaching views across Eastbourne and the South Downs.

### Inner Hallway

Airing cupboard. Door to -

### Fitted Kitchen/Breakfast Room

10'6 x 8'3 (3.20m x 2.51m )  
Range of units comprising single drainer sink unit with mixer tap. Part tiled walls and surrounding work surfaces with cupboards and drawers under. Integrated four ring electric hob and electric oven. Space and plumbing for washing machine. Integrated fridge freezer. Wall mounted units. Breakfast bar. Door to store cupboard housing water heater.

### Bedroom 1

15'3 x 11'9 (4.65m x 3.58m )  
Built in wardrobes. Wall mounted electric storage heater. Carpet. Double glazed window to front aspect.

### Bedroom 2

14'6 x 9'11 (4.42m x 3.02m )  
Wall mounted electric storage heater. Carpet. Double glazed window to front aspect.

### Bedroom 3

12'4 x 11'9 (3.76m x 3.58m )  
Built in wardrobes. Wall mounted electric storage heater. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled P shaped bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Laminate flooring. Tiled walls. Frosted double glazed window to side aspect.

EPC = F

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: £60 per calendar month**

**Lease: 189 years from 1995. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.