



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£164,950



Flat 4, 3 Lewes Road, Eastbourne, BN21 2BY

A well presented and spacious one bedroom ground floor apartment that has a private entrance and private garden. Situated in Upperton within comfortable walking distance of the town centre, the flat benefits from a double bedroom, double aspect lounge/dining room with fitted open plan kitchen, refitted bathroom, double glazing and gas central heating. The flat has an extended lease term and residents parking facilities. An internal inspection comes highly recommended.



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info@townflats.com

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Eastbourne, BN21 2BY

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Main Features

- Spacious Upperton Garden Apartment
- 1 Bedroom
- Ground Floor
- Double Aspect Lounge
- Open Plan Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Area of Private Front Garden
- Resident Parking Facilities
- Private Entrance Door

Entrance

Ground floor private entrance door to -

Hallway

Built-in cupboard housing gas boiler. Wood effect flooring.

Double Aspect Lounge

14'10 x 10'3 (4.52m x 3.12m)
Radiator. Television point. Double glazed window to front aspect. Double glazed bay window to side aspect.

Open Plan Fitted Kitchen

8'6 x 4'8 (2.59m x 1.42m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven & hob. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Breakfast bar.

Bedroom

10'6 x 7'8 (3.20m x 2.34m)
Radiator. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC with hidden cistern. Vanity unit with inset wash hand basin, mixer tap and cupboards below. Tiled floor. Tiled walls. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

Outside

The flat has a pleasant area of private garden to the front and communal gardens to the rear.

Parking

There are residents parking facilities.

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: £65 per calendar month

Lease: 999 years from 2005. 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.