



TOWN FLATS



01323 416600

Leasehold



0 Bedroom

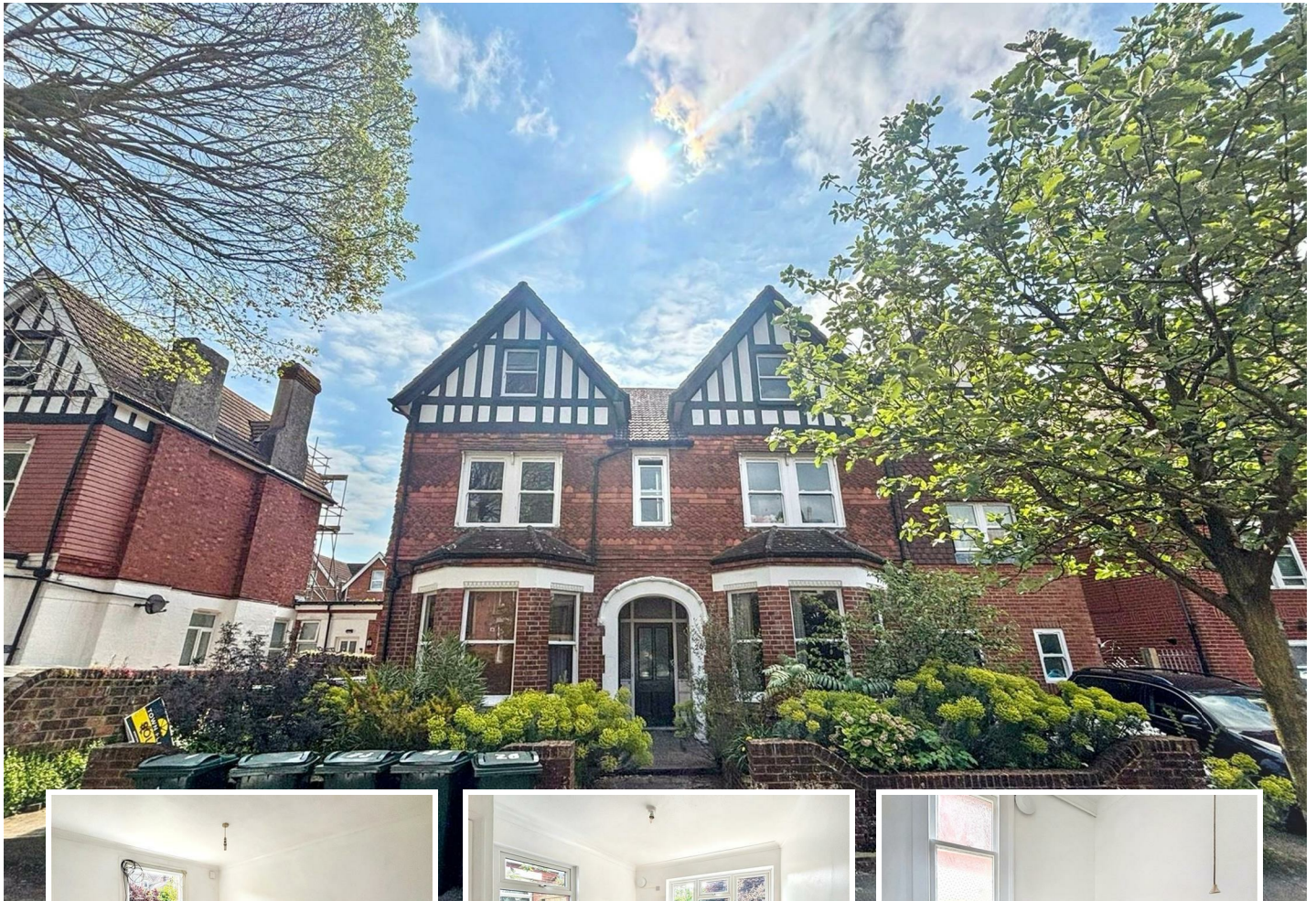


1 Reception



1 Bathroom

£125,000



Flat 2, 26 Enys Road, Eastbourne, BN21 2DX

A much improved ground floor studio apartment that has undergone much improvement. Providing well proportioned accommodation the flat benefits from a newly carpeted studio room, refitted kitchen & bathroom, double glazing and electric heating. The flat is being sold CHAIN FREE and has an extended lease term of 999 years from 2022. Enviably situated in Upperton the flat is within easy walking distance of the town centre and mainline railway station. An internal inspection comes highly recommended.



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Eastbourne, BN21 2DX

£125,000

Main Features

- Much Improved Upperton Studio Apartment
- Ground Floor
- Studio Room
- Double Aspect Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Extended Lease Term
- CHAIN FREE

Entrance

Communal entrance with private entrance door to -

Hallway

Coved ceiling. Large storage cupboard. Wall lights. Wood effect flooring.

Studio Room

13'4 x 10'4 (4.06m x 3.15m)

Night storage heater. Coved ceiling. Sash window to rear aspect.

Double Aspect Fitted Kitchen

10'0 x 8'5 (3.05m x 2.57m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Airing cupboard housing hot water cylinder. Night storage heater. Double glazed window to side & rear aspect.

Bathroom/WC

White suite comprising panelled bath. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect flooring. Frosted double glazed window.

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: Peppercorn

Maintenance: £100 paid half yearly (March & September) PLUS 5th of costs as & when required

Lease: 999 years from 2022. 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.