



TOWN FLATS



01323 416600

Leasehold



0 Bedroom



1 Reception



1 Bathroom

£99,950



Flat 3, 8 Hurst Road, Eastbourne, BN21 2PL

A CHAIN FREE ground floor studio apartment that is enviably situated in Upperton within easy walking distance of Motcombe Village with its local shops and gardens. Providing light & airy accommodation the flat benefits from a bay windowed studio room with open plan fitted kitchen, refitted bathroom and double glazing. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

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Main Features

- Well Presented Upperton Studio Apartment
- Ground Floor
- Bay Windowed Studio Room/Fitted Kitchen
- Bathroom/WC
- Double Glazing
- CHAIN FREE

Entrance

Communal entrance with ground floor private entrance door to -

Bay Windowed Studio Room/Fitted Kitchen

22'8 x 15'1 (6.91m x 4.60m)

Dimplex radiator. Fitted wardrobes. Corniced ceiling. Picture rail. Double glazed bay window to front aspect.

Open Plan Fitted Kitchen Area

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Breakfast bar. Part tiled walls. Corniced ceiling.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Wall mounted electric heater.

EPC = D

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: Vendor advises this is included in the monthly maintenance charge

Maintenance: £150 per calendar month

Lease: 88 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.