



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £169,950 - £170,000



1 Bedroom



1 Reception



1 Bathroom



### 3b Avondale, 8 Chesterfield Road, Eastbourne, BN20 7NU

A one bedroom split level second & third floor apartment forming part of this attractive and imposing detached residence. Enviably situated in the Meads directly off the seafront the flat provides unique accommodation comprising of an L-Shaped lounge/dining room with recessed fitted kitchen, bathroom and staircase to the third floor double aspect bedroom. Further benefits include two tandem parking spaces, a share of the freehold and far reaching views towards the South Downs and sea. An internal inspection comes highly recommended.



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### Main Features

- Unique Meads Split Level Apartment
- 1 Double Aspect Bedroom
- Second & Third Floors
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- 2 Tandem Parking Spaces
- Share Of The Freehold

### Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

### Hallway

Radiator. Stairs to third floor landing.

### L-Shaped Lounge/Dining Room

18'0 x 10'7 (5.49m x 3.23m )

Radiator. Skylight. Double glazed window to front aspect with far reaching views over Eastbourne towards the sea.

### Fitted Kitchen

7'10 x 4'10 (2.39m x 1.47m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Part tiled walls.

### Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan.

### Stairs from Second to Third Floor Landing:

Wall mounted gas boiler. Pedestal wash hand basin with tiled splashback.

### Bedroom

16'1 x 11'4 (4.90m x 3.45m )

Radiator. Built-in eaves storage. Wall lights. Skylight to side aspect. Double glazed window to rear aspect with far reaching views towards the South Downs.

### Parking

The property benefits from two tandem parking spaces.

**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: N/A**

**Maintenance: £1650 per annum**

**Lease: 999 years from 1986. We have been advised of the lease term, we have not seen the lease**

**www.town-property.com | E. 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.