



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

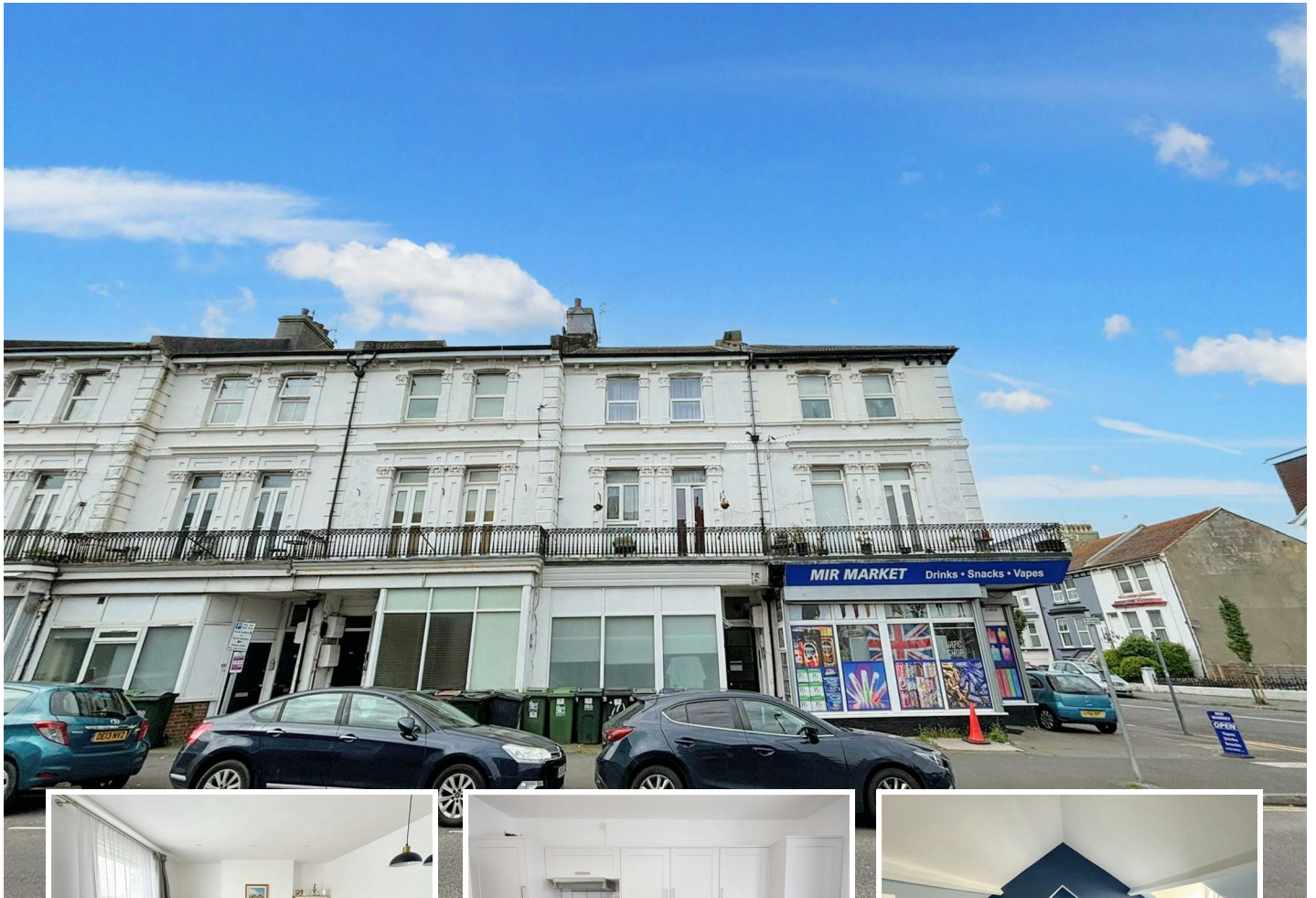


1 Reception



1 Bathroom

## £159,950



### Flat 2, 70a Cavendish Place, Eastbourne, BN21 3RL

An extremely well presented two bedroom split level top floor apartment. Enviably situated in Eastbourne's immediate town centre the flat is within comfortable walking distance of the mainline railway station and seafront. Having undergone much improvement the flat benefits from a lovely refitted bathroom, open plan fitted kitchen, modern floor coverings, double glazing and gas central heating. Finished to a high standard the flat is considered ideal for first time buyers or investment purposes



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# Flat 2, 70a Cavendish Place, Eastbourne, BN21 3RL

# £159,950

## Main Features

- Extremely Well Presented
- Immediate Town Centre
- Split Level Apartment
- 2 Bedrooms
- Top Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Finished To A High Standard
- Ideal For First Time Buyers Or Investment

## Entrance

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

## Split Level Hallway

Entryphone handset. Wood effect flooring. Stairs to top floor.

## Open Plan Lounge/Fitted Kitchen

17'3 x 13'0 (5.26m x 3.96m )

Feature fireplace. Television point. Inset spotlights. Wood effect flooring. Double glazed window to front aspect.

## Open Plan Fitted Kitchen Area

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and extractor cooker hood. Eye level electric oven. Integrated fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

## Bedroom 2

9'11 x 7'10 (3.02m x 2.39m )

Cupboard housing gas boiler. Wood effect flooring. Double glazed window to rear aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Extractor fan.

## Stairs to Top Floor:

## Master Bedroom

19'6 x 17'3 (5.94m x 5.26m )

Wonderful room in the eaves. Radiator. Double glazed window.

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: £50 per annum**

**Maintenance: Normal service charge will be £1150 HALF yearly including building insurance & contribution to building maintenance**

**Lease: 99 years from 2012. 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.