



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£240,000



Flat 2, 14 Charleston Road, Eastbourne, BN21 1SF

Guide Price £240,000-£250,000

An extremely well presented 2 bedroom 1st floor apartment forming part of this attractive residence. Enviably situated in the highly sought after Motcombe area of the Old Town the flat provides well proportioned accommodation and wonderful views towards the South Downs. Benefits include 2 double bedrooms, a bay windowed lounge with separate study and fitted kitchen/breakfast room. The flat has double glazing, gas central heating and an off road parking space to the front. Motcombe Village with its local shops, gardens and Waitrose is within easy walking distance. An internal inspection comes highly recommended.



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Eastbourne, BN21 1SF

£240,000

Main Features

- Extremely Well Presented
Motcombe Apartment

- 2 Bedrooms

- First Floor

- Bay Windowed Lounge

- Fitted Kitchen/Breakfast Room

- Bathroom

- Separate Cloakroom

- Double Glazing

- Gas Central Heating

- Off Road Parking

Entrance

Ground floor entrance door. Stairs to -

Hallway

Radiator. Loft hatch (not inspected). Storage area.

Lounge

13'9 x 13'0 (4.19m x 3.96m)

Radiator. Corniced ceiling. Picture rail. Television point. Double glazed bay window to front aspect. Door to -

Office/Study Area

8'8 x 4'8 (2.64m x 1.42m)

Picture rail. Double glazed window.

Fitted Kitchen/Breakfast Room

11'7 x 9'9 (3.53m x 2.97m)

Range of fitted wall and base units. Marble effect worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with stainless steel extractor cooker hood. 'Eye' level double oven. Part tiled walls. Wall mounted gas boiler. Space for upright fridge/freezer. Integrated dishwasher. Plumbing and space for washing machine. Double glazed window to side aspect.

Bedroom 1

13'5 x 11'9 (4.09m x 3.58m)

Radiator. Fitted wardrobes. Double glazed bay window to rear aspect.

Double Aspect Bedroom 2

14'6 x 5'11 (4.42m x 1.80m)

Double glazed windows to rear and side aspects.

Bathroom

White suite comprising corner bath with mixer tap and shower attachment. Vanity unit with inset wash hand basin, mixer tap and drawers below. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

Separate Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

Parking

One off road parking space to the front.

Other Details

There is a large loft space that spans the length of the property (This has not been inspected).

EPC = C

Council Tax Band = B

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: £100 per annum

Maintenance: £40 per calendar month

Lease: 137 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.