



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



2 Reception



1 Bathroom

## £280,000



## Flat 1, 17 Burlington Place, Eastbourne, BN21 4AR

A newly converted two bedroom ground floor maisonette, ideally situated just a few hundred feet from Eastbourne's award-winning seafront. This beautifully presented home features two double bedrooms, a contemporary kitchen with integrated appliances, and a modern bathroom. Enjoy the added benefit of a private patio garden, possibility of including an allocated parking space, and no onward chain. Offered with a 999 year lease and a share of freehold available at no additional cost post-completion, this property presents an exceptional opportunity for coastal living.



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Flat 1, 17 Burlington Place,  
Eastbourne, BN21 4AR

£280,000

## Main Features

- Newly Renovated Garden  
Maisonette Within Yards Of  
Eastbourne Seafront
- 2 Bedrooms
- Ground Floor
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- New 999 Year Lease
- CHAIN FREE

### Entrance

Ground floor private entrance door to -

### Lounge

16'10 x 10'10 (5.13m x 3.30m )

Radiator. Concealed combi boiler. Double glazed window to front aspect. Double glazed front door to private garden.

### Dining Room

13'9 x 9'6 (4.19m x 2.90m)

Radiator. Brick feature fire/place.

### Fitted Kitchen

13'1 x 8'11 (3.99m x 2.72m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. Freestanding washing machine. Integral fridge/freezer and dishwasher.

### U-Shaped Inner Hallway

Large built-in storage with lighting. Radiator.

### Bedroom 1

19'7 x 10'0 (5.97m x 3.05m )

Radiator. Single glazed Sash windows to front aspect.

### Bedroom 2

19'9 x 10'8 (6.02m x 3.25m )

Radiator. Single glazed Sash window to front aspect. Door to -

### Walk-in Storage Area

Double glazed window to front aspect.

### Modern Bathroom/WC

Suite comprising 'P' shaped bath with shower over. Low level WC. Wash hand basin in vanity unit. Illuminated mirror. Heated towel rail. Extractor fan.

### Private Patio Garden

Laid to paving slabs with gated access, external lighting fenced boundaries and steps to private front door.

EPC = C

Council Tax Band = B

### AGENTS NOTE:

PARKING:- There are limited allocated parking spaces available upon separate negotiation.

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: Details on request**  
**Lease: New 999 year 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.