



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £230,000



### 6 Downlands Way, East Dean, BN20 0HR

A spacious and well proportioned 2 bedroom first floor maisonette that is enviably situated in East Dean Village. Yards from local shops and with glorious views over East Dean towards the South Downs the property is being sold CHAIN FREE with a lease in excess of 900 years, a balcony and garage. The accommodation comprises of 2 double bedrooms, a refitted kitchen & bathroom with shower cubicle, private entrance door, double glazing and gas central heating. An internal inspection comes highly recommended.



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East Dean, BN20 0HR

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## Main Features

- Well Presented Maisonette  
Located In The Popular  
Village Of East Dean
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony With Glorious  
Views Towards The South  
Downs
- Fitted Kitchen
- Modern Bath & Shower  
Room/WC
- Double Glazing & Gas  
Central Heating
- Garage
- CHAIN FREE

## Entrance

Ground floor private entrance door with stairs to first floor landing.

## First Floor Landing

Coved ceiling. Loft access (not inspected). Door to -

## Hallway

Radiator. Built-in cupboard. Further cupboard with plumbing & space for washing machine and tumble dryer.

## Lounge

16'9 x 12'0 (5.11m x 3.66m )

Feature fireplace with marble surround and hearth. Radiator. Door to kitchen. Double glazed window and door to -

## Sun Balcony

With glorious views over East Dean towards the South Downs.

## Fitted Kitchen

10'7 x 8'8 (3.23m x 2.64m )

Range of fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Space for upright fridge/freezer. Plumbing and space for dishwasher. Cupboard housing gas boiler. Wood effect flooring. Double glazed window.

## Bedroom 1

10'5 x 10'0 (3.18m x 3.05m )

Radiator. Fitted range of wardrobes. Double glazed window.

## Bedroom 2

10'4 x 9'9 (3.15m x 2.97m )

Radiator. Double glazed window.

## Modern Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Shower cubicle with wall mounted shower. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC. Tiled walls. Frosted double glazed window.

## Parking

The flat has a lock-up garage with an up & over door.

Council Tax Band = C

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: As & when required**

**Lease: 999 years from 1968. 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.