



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£250,000



Flat 3, 4 The Avenue, Eastbourne, BN21 3YA

An extremely well presented 2 bedroom 1st floor apartment forming part of this luxury development. Enviably situated in Upperton within easy walking distance of the Beacon shopping centre and mainline railway station the flat benefits from 2 double bedrooms, one with an en-suite shower room, fitted open plan kitchen with integrated appliances, further modern shower room/WC, double glazing and gas central heating. Built by Fivewalk Homes the flat is being sold CHAIN FREE and internal inspection comes highly recommended.

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Eastbourne, BN21 3YA

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Main Features

- Modern & Spacious Town Centre Apartment
- 2 Double Bedrooms
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Juliette Balcony
- Luxury En-Suite Shower Room/WC
- Further Luxury Shower Room/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance with video entryphone system. Stairs and lift to first floor with private entrance door to -

Hallway

Radiator. Video entryphone. Built in double cupboard housing gas boiler. Ceiling spotlights.

Lounge

20'0 x 14'3 (6.10m x 4.34m)

Radiator. Television point. Ceiling spotlights. Double glazed window. Double & single doors to -

Juliette Balcony

Having views to the side of the property.

Luxury Open Plan Fitted Kitchen Area

Range of gloss white high gloss wall & base. Worktop with inset one and a half bowl grey sink unit and mixer tap. Integrated 5 ring gas hob with stainless steel cooker hood. Built-in 'eye' level electric double oven. Integrated fridge/freezer, washing machine & dishwasher. Inset spotlights.

Bedroom 1

13'6 reducing to 11'2 x 12' (4.11m reducing to 3.40m x 3.66m)

Radiator. Television point. Double glazed window to side. Door to -

En-Suite Shower Room/WC

White suite comprising large tiled shower cubicle with integrated chrome shower. Vanity unit with inset wash hand basin, chrome mixer tap, glass splash back & drawer under. Low level WC. Wall mounted mirror. Chrome heated towel rail. Ceiling spotlights. Extractor fan.

Bedroom 2

14'1 x 12'9 (4.29m x 3.89m)

Radiator. Television. Two double glazed windows to side aspect.

Luxury Shower Room/WC

White suite comprising large tiled shower cubicle with integrated chrome shower. Vanity unit with inset wash hand basin, chrome mixer tap, glass splash back & drawer under. Low level WC. Wall mounted mirror. Chrome heated towel rail. Ceiling spotlights. Extractor fan.

EPC = B

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: £125 half yearly

Maintenance: £540 per quarter

Lease: 125 years from 2018. 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.