



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£170,000 - £190,000



2 Bedroom



1 Reception



1 Bathroom



Flat 1, 99 South Street, Eastbourne, BN21 4LU

GUIDE PRICE £170,000 - £190,000

A beautifully presented two bedroom first floor apartment forming part of this attractive residence with private roof terrace situated in the sought after West town centre. The flat provides spacious and well proportioned accommodation comprising of a wonderful bay windowed lounge with views of St Saviours Church, a modern open plan kitchen, modern shower room and two bedrooms with the master bedroom opening onto the roof terrace. With a share of the freehold an internal inspection comes very highly recommended.

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**Flat 1, 99 South Street,
Eastbourne, BN21 4LU**

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Main Features

- Beautifully Presented Town Centre Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Open Plan Fitted Kitchen
- Modern Shower Room/WC
- Roof Terrace
- Communal Garden
- Share Of The Freehold

Entrance

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

Split Level Hallway

Entryphone handset.

Bay Windowed Lounge/Open Plan Fitted Kitchen

16'8 x 12'1 (5.08m x 3.68m)

Radiator. Television point. Wall lights. Bay window.

Kitchen Area

13'10 x 4'9 (4.22m x 1.45m)

Modern range of fitted high gloss wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Marble effect part tiled walls. Inset spotlights. Radiator.

Double Aspect bedroom 1

15'3 x 9'9 (4.65m x 2.97m)

Radiator. Windows to side and rear aspects. Door to roof terrace.

Bedroom 2

17'9 x 6'2 (5.41m x 1.88m)

Radiator. Window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Inset spotlight.

Outside

The flat has a private split level terrace with light. A storage shed and steps down to a communal garden with lockable storage shed.

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: N/A

Maintenance: £260.56 per quarter

Lease: 120 years remaining. 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.