



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£285,000

 2 Bedroom  1 Reception  2 Bathroom



6 Oakwood Court, 11 Bolsover Road, Eastbourne, BN20 7JF

GUIDE PRICE £285,000 - £295,000

An incredibly spacious two bedroom second (top) floor apartment that has a passenger lift and is enviably situated off Eastbourne seafront and within comfortable walking distance of Meads High Street. Forming part of this attractive detached residence the flat benefits from a double aspect lounge with far reaching views towards the South Downs, two double bedrooms with the master being double aspect with an en-suite and the second having access to the Jack & Jill bathroom. The property has a garage accessed via a gated driveway to the side and is being sold with a share of the freehold and is CHAIN FREE. An internal inspection comes highly recommended.

 www.town-property.com  info@townflats.com

Main Features	Entrance Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -
• Incredibly Spacious Meads Apartment	T Shaped Spacious Hallway Radiator. Skylights. Entryphone handset. Built-in cupboard with fixed shelving.
• 2 Double Bedrooms	Double Aspect Lounge 25'2 x 18'5 (7.67m x 5.61m) Radiator. Fitted television storage unit. Secondary glazed windows to rear and side aspect with wonderful far reaching views towards the South Downs.
• Second (Top) Floor	
• Double Aspect Lounge	
• Kitchen	Kitchen 19'3 x 6'1 (5.87m x 1.85m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood and electric eye level oven. Part tiled walls. Integrated fridge/freezer. Washing machine & dishwasher (included). Radiator. Window to side aspect.
• En-Suite Bath/Shower Room/WC	Bedroom 1 25'0 x 11'4 (7.62m x 3.45m) Extensive range of fitted bedroom furniture including wardrobes, chest of drawers and dressing table. Radiator. Secondary glazed window to front and side aspect. Door to -
• Jack & Jill Bathroom/WC	En-Suite Bath/Shower Room/WC White suite comprising panelled bath with chrome mixer tap. Separate shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Bidet. Part tiled walls. Radiator. Frosted secondary glazed window.
• Passenger Lift	Bedroom 2 15'7 x 9'5 (4.75m x 2.87m) Radiator. Airing cupboard housing hot water cylinder. Walk-in cupboard with hanging rail. Window to side aspect. Door to -
• Garage	Jack & Jill Bathroom/WC Coloured suite comprising panelled bath with mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin with mixer tap and cupboards below. Part tiled walls. Extractor fan.
• CHAIN FREE	Parking There is a garage situated in a block accessed via a driveway with gated access to the side.
	EPC = C
	Council Tax Band = D

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: £1365.40 paid half yearly
Lease: 125 years from 1993. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.