



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

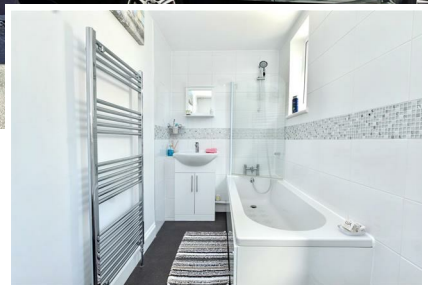


1 Reception



1 Bathroom

£300,000



Flat 3, 11 Spencer Road, Eastbourne, BN21 4PB

Forming part of this elegant detached Period former school built CIRCA 1864, this stunning second (top) floor flat has two double bedrooms and a generous double aspect sitting/dining room and a well appointed modern galley kitchen. In addition, there is also an impressive modern bathroom/wc. Devonshire Park, the Towner Art Gallery and theatre district are all close by and the bustling town centre, Beacon shopping centre and mainline railway station are also within walking distance. The picturesque seafront and Victorian Pier are also just yards away. This apartment is considered an excellent home or potential investment property. A new 999 year lease will be created to include a share of the freehold.



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Flat 3, 11 Spencer Road,
Eastbourne, BN21 4PB

£300,000

Main Features

- Spacious West Town Centre Apartment
- 2 Bedrooms
- Second (Top) Floor
- Sitting/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- New Lease Term Of 999 Years

Entrance

Staircase to communal entrance with stairs to the first floor. Door to stairwell and landing.

Split Level Landing

Radiator. Airing cupboard housing gas boiler. Carpet. Loft access (not inspected). Window to rear aspect with downland view.

Sitting/Dining Room

19'2 x 14'9 (5.84m x 4.50m)

Radiator. Fireplace with ornate surround and mantel above. Carpet. Double glazed windows to front and rear aspects.

Fitted Kitchen

10'2 x 6'6 (3.10m x 1.98m)

Range of units comprising single drainer sink unit with part tiled walls, surrounding worksurfaces abs cupboards & drawers under. Space for electric cooker and fridge/freezer. Plumbing and space for washing machine and dishwasher. Window to front aspect.

Bedroom 1

17'8 x 14'10 (5.38m x 4.52m)

Radiator. Ornate fireplace with mantel above. Carpet. Window to front aspect.

Bedroom 2

15'0 x 11'2 (4.57m x 3.40m)

Radiator. Ornate fireplace with mantel above. Carpet. Window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

EPC = C

Council Tax Band = C

AGENTS NOTE:

The owners here own the freehold of the building and two of the other three flats here. These can also be purchased together as an investment opportunity. Further details available upon request.

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: Awaiting confirmation

Lease: We have been advised that the flat will be sold with a new 999 year lease term

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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.