



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£340,000



Flat 1, 11 Spencer Road, Eastbourne, BN21 4PB

Forming part of this elegant detached Period former school built CIRCA 1864, this spacious hall floor flat has two double bedrooms and an impressive double aspect sitting/dining room and a well appointed kitchen/breakfast room that opens onto a rear porch. The modern bathroom/wc is complimented further by an additional separate WC and this well presented apartment also has direct access to the delightful communal gardens. 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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info@townflats.com

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Eastbourne, BN21 4PB

£340,000

Main Features

- Spacious West Town Centre Apartment
- 2 Double Bedrooms
- Hall Floor
- Sitting/Dining Room
- Fitted Kitchen/Breakfast Room
- Cloakroom
- Bathroom/WC
- Direct Access To Delightful Communal Garden
- Rear Porch
- New Lease Term Of 999 Years

Entrance
Communal entrance with hall floor private entrance door to -

Hallway
Radiator. Understairs cupboard.

Bay Windowed Sitting/Dining Room
26'11 x 15'11 (8.20m x 4.85m)
Radiator. Fireplace with ornate surround and mantel above. Carpet. Bay window to front and side aspect.

Fitted Kitchen/Breakfast Room
13'7 x 9'0 (4.14m x 2.74m)
Range of units comprising single drainer ceramic sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas cooker and fridge/freezer. Plumbing and space for washing machine and dishwasher. Range of wall mounted units. Gas boiler. Radiator. Double glazed window to rear aspect. Door to -

Rear Porch
Window to rear aspect. Double glazed stable door to fire escape and communal garden.

Cloakroom
Low level WC. Radiator. Frosted window.

Bay Windowed Bedroom 1
21'6 x 14'1 (6.55m x 4.29m)
Radiator. Built-in wardrobe. Carpet. Bay window to front aspect.

Bedroom 2
14'5 x 11'10 (4.39m x 3.61m)
Radiator. Built-in wardrobe. Carpet. Window to side & rear aspect.

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

Outside
The apartment is notable for its delightful communal gardens to the rear of the property with a rear fire escape providing direct access.

EPC = D

Council Tax Band = D

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.