



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £95,000 - £110,000



0 Bedroom



1 Reception



1 Bathroom



## Flat 1, 50 Longstone Road, Eastbourne, BN21 3SL

\*\*\*OFFERS OVER £95,000\*\*\*

Located in the heart of the town centre, this chain-free studio flat boasts a spacious courtyard garden, perfect for outdoor living. Features include a separate kitchen, bathroom, double glazing, and gas central heating. With a long lease term and convenient access to local amenities, this property is ideal for first-time buyers or investors. Early viewing comes highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN21 3SL

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### Main Features

- Town Centre Studio Garden Apartment
- Ground Floor
- Bay Windowed Studio Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Patio Rear Garden
- CHAIN FREE

### Entrance

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

### Hallway

Internal door to -

### Bay Windowed Studio Room

18'5 x 12'0 (5.61m x 3.66m )

Television point. Double glazed bay window to front aspect.

### Fitted Kitchen

9'9 x 5'9 (2.97m x 1.75m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Space for under counter fridge/freezer.

Double glazed window to rear aspect. Double glazed door to rear garden.

### Bathroom/WC

Suite comprising panelled bath with mixer tap and shower attachment.

Low level WC. Wash hand basin. Frosted double glazed window.

### Outside

The flat benefits from walled rear garden laid to patio with gated access.

EPC = C

Council Tax Band = A

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: £25 half yearly**

**Maintenance: £766.02 half yearly**

**Lease: 152 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.