



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£190,000



16 Laleham Court, Laleham Close, Eastbourne, BN21 2LQ

A bright and well proportioned ground floor flat in pristine condition, set within a purpose built development. This attractive home benefits from an allocated parking space and offers spacious, light filled rooms throughout. Ideally located just a short walk from Eastbourne train station, on main bus routes and close to Waitrose and other local amenities - making it perfect for commuters and convenience seekers alike.



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info@townflats.com

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Gas Central Heating
- Double Glazing Throughout
- Close to Local Shops, Schools and Transport Links

Entrance

Communal entrance with entry phone system. Private front door to-

Hallway

Carpet. Radiator.

Lounge

14'3 x 12'3 (4.34m x 3.73m)
Carpet. Radiator. Double glazed window.

Kitchen/Breakfast Room

12'6 x 7'0 (3.81m x 2.13m)
Fitted range of wall and base units, surrounding worktops with inset bowl and a half sink unit and mixer tap. Electric hob with electric oven under and extractor over. Breakfast Bar. Part tiled walls. Radiator. Double glazed window.

Bedroom 1

11'5 x 10'11 (3.48m x 3.33m)
Carpet. Radiator. Built in cupboard. Double glazed window.

Bedroom 2

11'4 x 6'9 (3.45m x 2.06m)
Carpet. Radiator. Double glazed window.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC with concealed cistern. Heated towel rail. Frosted double glazed window.

EPC = C

COUNCIL TAX BAND = C

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: TBC

Maintenance: TBC

Lease: 999 Years from 1979, 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.