



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£199,950



Flat 2, 22 Penhale Road, Eastbourne, BN22 7JX

An extremely well presented 2 bedroom first floor apartment enviably situated in the Redoubt, yards from the seafront. Providing well proportioned accommodation the flat benefits from a modern refitted open plan kitchen, refitted bathroom, double glazing and gas central heating. Local shops are within easy walking distance as is Princes Park. The flat is being sold with share of the freehold and an internal inspection comes highly recommended.



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info@townflats.com

Flat 2, 22 Penhale Road,
Eastbourne, BN22 7JX

£199,950

Main Features

- Extremely Well Presented Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Enviably Situated In The Sought After Redoubt Area

Entrance

Communal entrance. Private entrance door to stairs to -

First Floor Landing

Radiator. Dado rail. Loft access (not inspected). Door to utility cupboard with plumbing & space for washing machine. Frosted Double glazed window.

Open Plan Bay Windowed Lounge/Fitted Kitchen

16'2 x 14'6 (4.93m x 4.42m)

Radiator. Wood effect flooring. Double glazed bay window to front aspect.

Kitchen Area

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in hob and oven under. Extractor cooker hood. Space for upright fridge/freezer. Integrated dishwasher. Part tiled walls. Cupboard housing gas boiler.

Bedroom 1

11'4 x 10'4 (3.45m x 3.15m)

Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 2

9'11 x 9'9 (3.02m x 2.97m)

Radiator. Picture rail. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with rainwater shower head. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

EPC = D

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: Awaiting confirmation

Maintenance: £150 per annum

Lease: 99 Years from 2018. 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.