



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**Guide Price**  
**£250,000-£270,000**

2 Bedroom 1 Reception 1 Bathroom



## Flat 2, 17 Old Orchard Road, Eastbourne, BN21 1DD

\*\*\*GUIDE PRICE £250,000 to £260,000\*\*\*

This beautifully presented first floor apartment offers generous proportions and elegant features throughout. Located in a sought after area, The property boasts a stunning bay fronted living room with high ceilings, creating a bright and airy living space perfect for both relaxing and entertaining. The property comprises two large double bedrooms, providing ample space for comfortable living or working from home. A modern kitchen and a contemporary bathroom complete the interior, both finished to a high standard with stylish fittings. Ideally suited for professionals, couples or investors, this charming apartment blends period character with modern convenience in a desirable location.

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Eastbourne, BN21 1DD

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### Main Features

- Beautifully Presented
- Saffrons Apartment Just Yards From Eastbourne
- Town Centre
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Double Glazing
- Ideally Located For Eastbourne Railway Station, Town Centre & Seafront

### Entrance

Side of building communal entrance with stairs to first floor private double lock wooden entrance door to -

### Hallway

Radiator. Entryphone handset. Cupboard housing fuse board.

### Bay Windowed Lounge/Dining Room

18'6 x 13'9 (5.64m x 4.19m )

Radiator. Carpet. Double glazed bay window to front aspect.

### Fitted Kitchen

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap with splashback. Inset electric hob and oven under. Extractor cooker hood. Space for fridge/freezer. Plumbing & space for washing machine and dishwasher. Radiator. Double glazed window to front aspect.

### Bedroom 1

15'8 x 14'0 (4.78m x 4.27m )

Radiator. Double glazed window to rear aspect.

### Bedroom 2

16'4 x 13'3 (4.98m x 4.04m )

Radiator. Built-in cupboard. Double aspect windows.

### Modern Bathroom

Suite comprising panelled bath with wall mounted Rainfall shower & shower cubicle. Pedestal wash hand basin with mixer tap. Tiled floor. Double glazed window to side aspect.

### Separate Cloakroom

Low level WC. Double glazed window to side aspect.

**EPC = E**

**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: Awaiting confirmation**

**Maintenance: As & when required plus £50 per calendar month for building insurance**

**Lease: 999 years from 2017. 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.