



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom

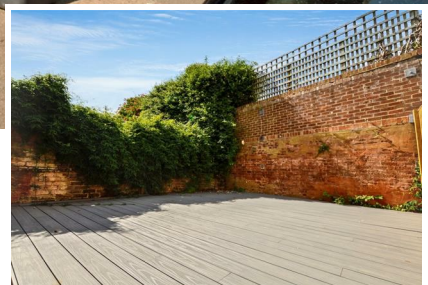


1 Reception



1 Bathroom

£165,000



57a Langney Road, Eastbourne, BN21 3QD

Being sold CHAIN FREE, this refurbished garden flat in the town centre has two bedrooms and features an impressive sitting room with modern kitchenette which boasts some integrated appliances. In addition, there is a stylish modern shower room/wc whilst the garden boasts grey composite decking. The picturesque seafront, bustling shopping area and mainline railway station are all close by.



www.town-property.com



info@townflats.com

57a Langney Road,
Eastbourne, BN21 3QD

£165,000

Main Features

- Lower Ground Floor Flat
- 2 Bedrooms
- Open Plan Kitchen/Sitting Room
- Shower Room/WC
- Private Courtyard
- Gas Central Heating & Double Glazing Throughout
- Recently Refurbished
- Close to Seafront, Shops & Transport Links
- CHAIN FREE

Entrance

Front door to-

Hallway

Radiator. Laminate flooring. Inset spotlights.

Open Plan Kitchen/Sitting Room

16'6 x 12'2 (5.03m x 3.71m)

Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Inset electric hob with electric oven under and extractor over. Integrated fridge freezer. Integrated washing machine. Radiator. Laminate flooring. Double glazed patio doors to courtyard garden.

Bedroom 1

15'3 x 11'0 (4.65m x 3.35m)

Laminate flooring. Two radiators. Double glazed bay window to front aspect.

Bedroom 2

9'7 x 5'5 (2.92m x 1.65m)

Laminate flooring. Radiator. Storage cupboard. Boiler cupboard. Double glazed window to rear aspect.

Shower Room/WC

Corner shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window.

Outside

There is an area of private garden to the rear of the flat.

COUNCIL TAX BAND = A

EPC = 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: 998 years remaining. We have been advised of the remaining 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.