



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£95,000-£105,000



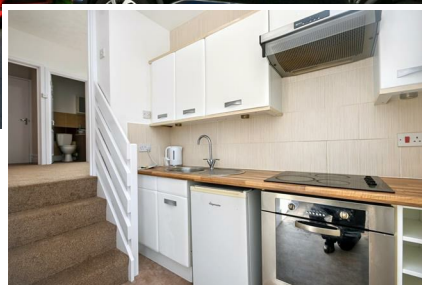
0 Bedroom



1 Reception



1 Bathroom



Flat 7, 10 Enys Road, Eastbourne, BN21 2DH

*** GUIDE PRICE £95,000 to £105,000 *** This charming converted second floor studio flat is situated at the rear of the building, offering a quiet and private setting. Uniquely arranged over a split level layout, the property features a separate kitchen and bathroom, providing more distinction between living spaces than typically found in a studio. Recently redecorated and fitted with brand new carpets, the flat is presented in move in condition. Being sold with a share of freehold and offered vacant and chain free, it represents an excellent opportunity for both first-time buyers and investors alike. The flat is ideally located in Upperton, just a short walk from Eastbourne town centre, the mainline train station, and the Beacon shopping centre, making it perfect for commuters and those who enjoy having amenities close at hand. The seafront and beach are also within easy reach, offering a fantastic lifestyle balance between convenience and leisure. With its fresh interior, excellent location and no onward chain, this property is ready to become a comfortable home or a smart investment.



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Eastbourne, BN21 2DH

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Main Features

- Freshly Decorated Upperton Studio Apartment
- Second Floor
- Studio Room
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- New Carpets
- Share Of The Freehold
- CHAIN FREE

Entrance

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

Hallway

Storage cupboard.

Studio Room

13'10 x 9'3 (4.22m x 2.82m)

Electric radiator. Entryphone handset. Double glazed window to rear aspect.

Fitted Kitchen/Breakfast Room

12'3 x 8'3 (3.73m x 2.51m)

Steps down from Studio Room: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob & electric oven. Extractor cooker hood. Electric radiator. Double glazed window.

Modern Bathroom/WC

Suite comprising bath with mixer tap and handheld shower. Low level WC. Wash hand basin with mixer tap.

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: N/A

Maintenance: £1400 per annum which includes building insurance

Lease: 165 years from 2015. 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.