



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£146,500



28 Welbeck Close, Eastbourne, BN22 0UA

This well presented one bedroom first floor flat is situated within a purpose built development in the popular Hampden Park area. The property benefits from modern double glazing and efficient electric heating, providing a comfortable and low maintenance home ideal for first time buyers or investors. The flat has been tastefully modernised throughout, featuring a bright and spacious living area, a contemporary kitchen, and a stylish bathroom. Ample storage is available off the hallway, ensuring a practical layout and a clutter free living environment. Conveniently located close to a range of local amenities, the property offers easy access to shops and parks, with Hampden Park railway station nearby, perfect for commuters. The area is well served by local schools and bus routes, making it ideal for professionals, couples, or anyone seeking a well-connected home in a sought-after neighbourhood. This modernised flat combines comfort, convenience and great value in an excellent location.



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info@townflats.com

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Eastbourne, BN22 0UA

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Main Features

- Hampden Park Apartment
Modernised Throughout
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Residents Parking
- Ideal For First Time Buyers
Or Investors

Entrance

Communal entrance with stairs to first floor private entrance door to -

Hallway

Entryphone handset. Large cupboard. Double glazed front door.

Lounge

15'11 x 10'6 (4.85m x 3.20m)

Electric heater. Electric fireplace. Double glazed window to front aspect.

Fitted Kitchen

9'3 x 7'10 (2.82m x 2.39m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine, fridge/freezer and cooker. Double glazed window to rear aspect.

Bedroom

12'10 x 9'7 (3.91m x 2.92m)

Electric radiator. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Double glazed window to rear aspect.

Parking

Residents Parking.

EPC = C

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: £10 per annum

Maintenance: £126 per calendar month

Lease: 94 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.