

2 Bedroom

Leasehold



£194,950



5 Torfield Court, St. Annes Road, Eastbourne, BN21 2HR

An extremely well presented 2 bedroom 1st floor apartment with glorious far reaching views towards the South Downs. Enviably situated in Upperton the flat is being sold CHAIN FREE and benefits from 2 double bedrooms, a wonderful lounge/dining room with access to the sun balcony, refitted kitchen and bath & shower room. Further benefits include double glazing, gas central heating, lawned communal gardens and lock-up garage. The flat has an extended lease term and an internal inspection comes very highly recommended.

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Main Features

Entrance

Communal entrance with security entry phone system. Stairs to first floor private

entrance door to -

Extremely Well Presented

Upperton Apartment Hallway

Radiator. Coved ceiling. Built-in cupboard. Door to -

· 2 Bedrooms

Inner Hallway

Coved ceiling. Built-in cupboard with fixed shelving.

First Floor

Lounge

Lounge Leading To Sun

17'7 x 12'10 (5.36m x 3.91m)

Radiator. Coved ceiling. Feature fireplace with inset electric fire. Double glazed window.

Double glazed door to -

Towards The South Downs

Balcony With Glorious Views

Sun Balcony

With glorious views over Eastbourne towards the South Downs.

Fitted Kitchen

Fitted Kitchen

· Modern Bath & Shower

Room

11'5 x 7'10 (3.48m x 2.39m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Coved ceiling. Built-in cupboard housing gas boiler. Double glazed window to rear aspect with

glorious far reaching views.

Cloakrooom

Bedroom 1

Communal Gardens

11'9 x 10'1 (3.58m x 3.07m)

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to front aspect.

• CHAIN FREE

Garage

Bedroom 2

13'7 x 8'0 (4.14m x 2.44m)

Radiator. Double glazed window to front aspect.

Cloakroom

Low level WC. Wash hand basin. Tiled floor. Frosted double glazed window.

Modern Bath & Shower Room

Suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Shower cubicle. Pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated

towel rail. Double glazed window.

Outside

The development is set in pleasant lawned communal gardens.

Garage

Garage with up & over door.

EPC = C

Council Tax Band = B

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: £55 per annum

Maintenance: £485 per quarter PLUS £126 per quarter for water

Lease: 125 years from 2004. 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.