



# TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

# £180,000

2 Bedroom

1 Reception

1 Bathroom



## Flat 6, 14 Enys Road, Eastbourne, BN21 2DH

\*\*\*OFFERS OVER: £180,000\*\*\*

A beautifully renovated two bedroom converted flat offering a share of freehold and the balance of a 999 year lease, finished to a high standard throughout. The property features a stylish, high spec kitchen and contemporary shower room, complemented by double glazing and gas central heating for year round comfort. The main bedroom benefits from a desirable walk-in wardrobe, while well proportioned living accommodation provides a bright and welcoming space. Residents' parking is available, adding further practicality to this impressive home. Situated in the highly sought after Upperton area, renowned for its attractive tree lined roads, the property enjoys a prime position within close proximity of the train station, The Beacon Shopping Centre and the wider town centre. Excellent transport links make this an ideal choice for commuters, first time buyers or those seeking a well located investment in a popular residential setting.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

Flat 6, 14 Enys Road,  
Eastbourne, BN21 2DH

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### Main Features

- Beautifully Renovated Split Level Upperton Apartment
- 2 Bedrooms
- Top Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Bedroom 1 With Spacious Walk-in Wardrobe
- Double Glazing
- Residents Parking
- CHAIN FREE

### Entrance

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

### Split Level Landing/Hallway

#### Bedroom 1

12'2 x 10'7 (3.71m x 3.23m )

Radiator. Double glazed window. Opening to -

#### Walk-in Wardrobe

11'0 x 5'0 (3.35m x 1.52m )

### Landing With Stairs To Second Floor:

#### Modern Shower Room/WC

Suite comprising walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.

#### Lounge

14'10 x 13'0 (4.52m x 3.96m)

Tall radiator. Exposed floor boards. Double glazed window. Opening to -

#### Fitted Kitchen

10'3 x 4'11 (3.12m x 1.50m )

Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Inset electric hob and oven under. Integrated fridge/freezer. Exposed floor boards. Double glazed window.

#### Parking

Residents parking on a first come first served basis.

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: £78 per calendar month**

**Lease: 999 years from 2008. 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.