



Leasehold

Offers In The Region Of: £150,000

 2 Bedroom

 1 Reception

 1 Bathroom



13a Pevensey Road, Eastbourne, BN21 3HH

NO SUBLETTING ALLOWED - Offers In The Region Of £150,000

An extremely spacious two bedroom converted first and second floor maisonette situated in Eastbourne's immediate town centre. Occupying the whole of the first and second floor the flat benefits from two wonderful double bedrooms, a refitted kitchen/breakfast room, modern bathroom and double glazing. Further benefits include a private entrance door, stunning double aspect lounge and gas central heating. Eastbourne seafront, mainline railway station and Beacon shopping centre are all within comfortable walking distance. BEING SOLD CHAIN FREE.



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Eastbourne, BN21 3HH

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Main Features

- Split Level Maisonette
- 2 Bedrooms
- First & Second Floor
- Stunning Double Aspect Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom & Cloakroom
- Private Entrance Door
- Double Glazing
- Gas Central Heating
- NO SUBLETTING ALLOWED

Entrance

uPVC private entrance door to –

Split Level Hallway

Radiator. Coved ceiling. Double glazed window. Stairs to second floor landing.

Double Aspect Lounge

18'8 x 16'8 (5.69m x 5.08m)

Radiator. Feature fireplace. Ceiling rose. High level skirting boards. Double glazed bay window to side aspect. Further double glazed window to front aspect.

Fitted Kitchen/Breakfast Room

17'3 x 11'2 (5.26m x 3.40m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven with stainless steel extractor cookerhood. Plumbing and space for washing machine. Space for upright fridge/freezer. Central island with built-in cupboard and solid wood worktop. Part tiled walls. Breakfast bar. Radiator. Coved ceiling. Double glazed window.

Second Floor Landing

Built-in cupboard housing gas boiler.

Bedroom 1

17'1 x 10'4 (5.21m x 3.15m)

Radiator. Coved ceiling. Built-in double wardrobe. Feature fireplace with wooden mantle. Double glazed window to front aspect.

Bedroom 2

16'5 x 10'1 (5.00m x 3.07m)

Radiator. Feature fireplace. Coved ceiling. Double glazed window.

Cloakroom

Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Modern Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Bidet. Part tiled walls. Radiator. Double glazed window.

Agents Note:

No subletting allowed.

EPC = D.

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: Awaiting confirmation.

Maintenance: £540 per annum which includes building insurance.

Lease: 125 years from 1999. 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.