

Leasehold

Guide Price

£135,000 - £145,000

 1 Bedroom

 1 Reception

 1 Bathroom



64 Snowdon Close, Eastbourne, BN23 8HZ

Guide Price £135,000 - £145,000

A well presented one bedroom first floor flat conveniently situated for the Langney shopping centre. Having undergone much improvement the flat benefits from a refitted bathroom and kitchen, double glazing and replacement electric radiators. The flat is being sold with an extended lease term and has an allocated parking space. An internal inspection comes very highly recommended.



64 Snowdon Close,
Eastbourne, BN23 8HZ

Guide Price
£135,000 - £145,000

Main Features

- Purpose Built
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Electric Radiators
- Allocated Parking Space
- Extended Lease Term

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to –

Hallway

Electric radiator. Airing cupboard housing hot water cylinder. Entryphone handset. Built-in cupboard. Coved ceiling.

Lounge

16'6 x 9'9 (5.03m x 2.97m)

Electric radiator. Television point. Coved ceiling. Double glazed bay window to rear aspect. Opening to –

Fitted Kitchen

9'8 x 6'3 (2.95m x 1.91m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and oven. extractor cooker hood above. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Double glazed window to side aspect overlooking allocated parking space.

Bedroom

10'6 max x 9'11 (3.20m max x 3.02m)

Electric radiator. Built-in double wardrobe. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom

Refitted white suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap. tiled walls. Chrome heated towel rail. Extractor fan.

Outside

The flat has an allocated parking space and lawned communal gardens.

EPC = C.

Agents Note:

The vendors have had a new electrical consumer unit installed and certified by a professional electrician.

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: £150 per annum.

Maintenance: £1454.10 per annum.

Lease: 125 years from 2018.

www.town-property.com | E.info@townflats.com | T. 01323 416600

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.