



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£239,950



2 Bedroom



1 Reception



1 Bathroom



1 Walford House, Silverdale Road, Eastbourne, BN20 7AZ

A CHAIN FREE two bedroom ground floor apartment forming part of this purpose built development in Lower Meads. Enviably situated within comfortable walking distance of the seafront and theatres the flat provides spacious accommodation comprising of two double bedrooms, a lounge/dining room, balcony to the front, share of the freehold and garage. Through in need of modernisation the flat offers wonderful potential and the building itself has undergone considerable improvement works in recent years, including works to the roof, lifts, communal areas and repointing.

1 Walford House
Silverdale Road,
Eastbourne, BN20 7AZ

Leasehold - Share of Freehold

£239,950

Main Features

- Spacious Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Balcony
- Fitted Kitchen
- Bathroom/WC
- Communal Gardens
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Entryphone handset. Airing cupboard with fixed shelving. Further built-in cupboard. Radiator.

Lounge/Dining Room

17'2 x 12'10 (5.23m x 3.91m)

Radiator. Coved ceiling. Wall lights. Double glazed window and door to balcony.

Fitted Kitchen

8'3 x 6'11 (2.51m x 2.11m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Serving hatch. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls.

Bedroom 1

12'9 x 12'10 (3.89m x 3.91m)

Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2

12'1 x 12'1 (3.68m x 3.68m)

Radiator. Wall light. Double glazed window to rear aspect.

Bathroom/WC

Coloured suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The development is set in pleasant lawned communal gardens.

Parking

There is a garage to the rear.

EPC = D

Council Tax Band = 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: £650 per quarter

Lease: 999 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto: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.