



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£170,000-£180,000



22 Bedfordwell Court, Bedfordwell Road, Eastbourne, BN22 8XE

GUIDE PRICE £170,000 - £180,000

A CHAIN FREE 2 bedroom first floor apartment situated in Upperton within easy walking distance of the town centre and mainline railway station. Providing well proportioned accommodation the flat benefits from 2 double bedrooms, refitted bathroom, spacious double aspect lounge and kitchen. With a lease term in excess of 900 years and a SHARE IN THE FREEHOLD an internal inspection comes very highly recommended.



www.town-property.com



info@townflats.com

22 Bedfordwell Court
Bedfordwell Road
Eastbourne, BN22 8XE

Leasehold - Share of Freehold

Guide Price
£170,000-£180,000

Main Features

- Well Proportioned Upperton Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Lawned Communal Garden
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Radiator. Coved ceiling. Airing cupboard with fixed shelving.

Double Aspect Lounge

15'9 x 11'1 (4.80m x 3.38m)

Radiator. Feature fireplace with tiled surround & hearth. Double glazed window to front & side.

Fitted Kitchen

9'7 x 8'10 (2.92m x 2.69m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Larder cupboard housing gas boiler. Part tiled walls. Double glazed window. Door to fire escape.

Bedroom 1

12'0 x 11'5 (3.66m x 3.48m)

Radiator. Coved ceiling. Fitted bedroom furniture, including wardrobe and dressing table. Double glazed window to front aspect.

Bedroom 2

9'11 x 8'10 (3.02m x 2.69m)

Fitted wardrobe and overhead storage. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin. Tiled floor. Radiator. Frosted double glazed window.

Outside

The flat has lawned communal gardens to the front & rear.

Parking

There is residents parking on a first come first served basis.

Council Tax Band = B

EPC = C

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: Peppercorn

Maintenance: £300 per quarter

Lease: 999 years from 1997. We have been advised of the lease term, we have not seen the lease

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.