



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £165,000



## 6 Chalvington House, Ocklynge Road, Eastbourne, BN21 1PZ

A well presented and bright one bedroom, purpose built top floor flat situated in the heart of Motcombe village, enjoying far reaching views over Motcombe, the Old Town and St Marys Church, extending up to the Downs. The property benefits from a 127 year lease and is offered CHAIN FREE and FULLY FURNISHED, making it an ideal first time purchase, investment or lock-up-and-leave. First come, first served parking is available and the location is within easy reach of Motcombe Gardens and Gildredge Park, along with excellent local amenities including Waitrose and a Post Office. Internally, the flat boasts a spacious entrance hallway, a well proportioned lounge and a separate kitchen, both perfectly positioned to take full advantage of the impressive views. A modern shower room and comfortable double bedroom complete the accommodation. Motcombe village is renowned for its character and community, with popular local pubs including the historic Lamb Inn, The Rainbow and The Crown all close at hand, making this an attractive and convenient place to call home.



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Ocklynge Road,  
Eastbourne, BN21 1PZ

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Main Features

- BEING SOLD CHAIN FREE & FULLY FURNISHED
- Well Presented Motcombe Apartment With Views Towards The South Downs
- 1 Bedroom
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Electric Heating
- Communal Gardens To Front & Rear
- Residents Parking Facilities

Entrance

Communal entrance with security entry phone system. Stairs to 2nd (top) floor private entrance door to -

Hallway

Electric radiator. Airing cupboard.

Lounge

16'8 x 11'2 (5.08m x 3.40m )  
Electric radiator. Electric fireplace. Double glazed window to front aspect with views towards the South Downs.

Fitted Kitchen

12'8 x 6'5 (3.86m x 1.96m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker, fridge/freezer, microwave, washing machine and dishwasher ALL INCLUDED in the sale. Extractor cooker hood. Double glazed window to front aspect with views towards the South Downs.

Bedroom

12'6 x 10'11 (3.81m x 3.33m)  
Electric radiator. Fitted wardrobes. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit with cupboard below. Heated towel rail. Shaver point. Double glazed window to rear aspect.

Outside

Lawned communal gardens to front and rear of the development.

Parking

Residents parking on a first come first served basis.

AGENTS NOTE:

The flat is being sold FULLY FURNISHED.

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: £413.48 paid quarterly

Lease: 127 years remaining. We have been advised of the remaining 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.