



Flat 1 Valentine Court, South Street, Eastbourne, BN21 4LD

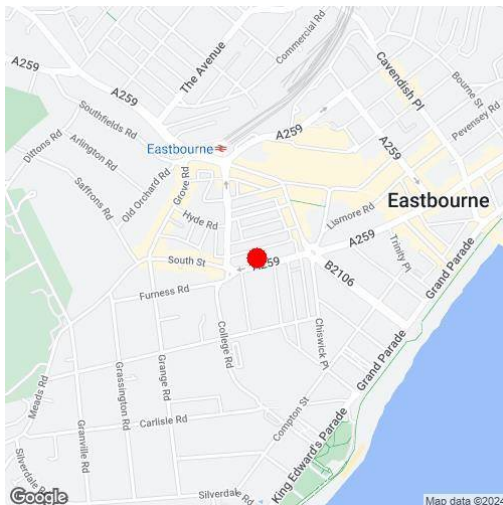
Price £230,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious and well presented two bedroom ground floor flat with private terrace conveniently located within Eastbourne town centre and close to a variety of shopping facilities and mainline train station. Eastbournes picturesque seafront is within walking distance as well as a number of theatres and the famous Towner art gallery. This delightful property is offered to the market chain free and enjoys accommodation which comprises entrance hall, sitting room, kitchen/breakfast room, two good size bedrooms, recently fitted modern shower room, and separate wc. Additional features include large private terrace leading off the sitting room and also a second smaller terrace leading from the kitchen. The property is set within well maintained communal gardens and there is the added benefit of a visitors parking area to the front. The property comes with the remainder of a 999 year lease and share of the freehold. Additional benefits include gas central heating and being mostly double glazed.





At a Glance:

- Two bedroom purpose built ground floor flat
- Well presented throughout
- Close to shops, restaurants and train station
- Private terraces
- Share of freehold and long lease
- Sitting room
- Kitchen/breakfast room
- Modern shower room
- Mostly double glazed
- Gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

DOOR TO:-

PRIVATE ENTRANCE HALL

SITTING ROOM

16'8" (5.08m) x 10'4" (3.15m)

DOOR TO PRIVATE TERRACE

KITCHEN/BREAKFAST ROOM

11'4" (3.45m) x 11'1" (3.38m)

BEDROOM 1

14'9" (4.5m) x 9'7" (2.92m)

BEDROOM 2

8'8" (2.64m) x 8'8" (2.64m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

COMMUNAL GARDENS

STORAGE SHED

EPC:

"D"

COUNCIL TAX:

"C"

PETS:

Allowed with permission.

LETTING:

Allowed.

LEASE:

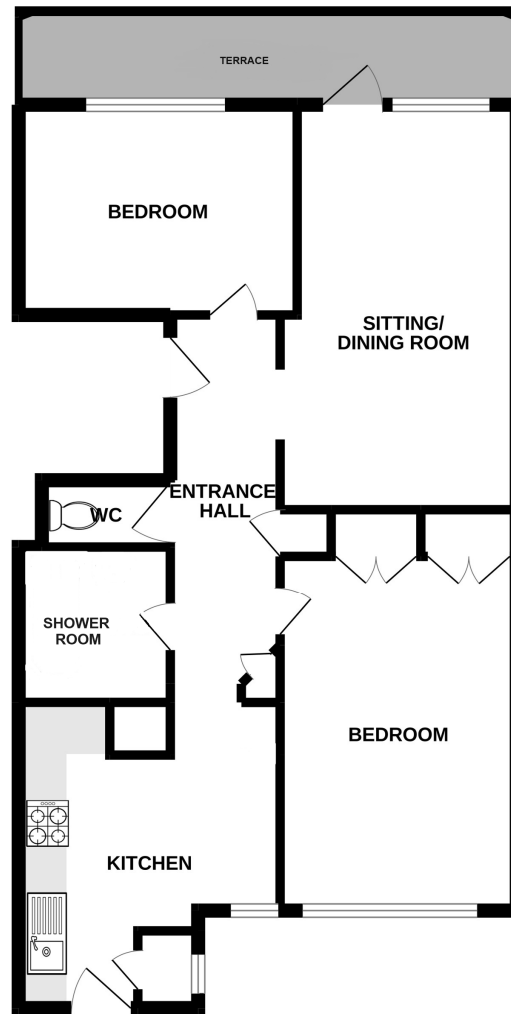
Remainder of 999 years.

MAINTENANCE:

£2,400 per annum. £200 into the sinking fund.

(All details concerning the terms of the Lease and outgoings are subject to verification)





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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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