



18 Falmouth Close, Eastbourne, BN23 5RN

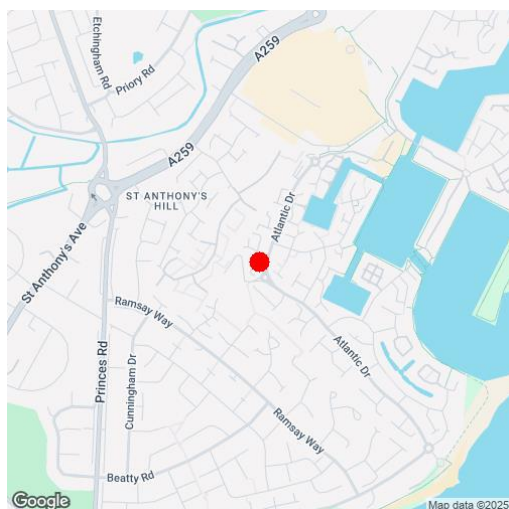
Price £140,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned one bedroom ground floor flat enjoying a favoured location in the South Harbour within easy reach of the harbour amenities and sea. The accommodation comprises a generous living room with defined dining area and patio doors opening onto a small area of open plan garden, and a fitted kitchen with integrated oven and hob. The double bedroom has fitted wardrobes and are served by a bathroom with white suite. Eastbourne seafront and the harbour's bars & restaurants are all within comfortable walking distance, with supermarkets also in the immediate vicinity.





At a Glance:

- Favoured South Harbour location
- Well proportioned accommodation
- One double bedroom with fitted wardrobes
- Sealed unit double glazing
- Electric storage heaters
- No onward chain

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL HALL

FRONT DOOR

HALL

SITTING ROOM

20'0" (6.1m) x 9'6" (2.9m)

KITCHEN

9'4" (2.84m) x 6'6" (1.98m)

BEDROOM

12'6" (3.81m) x 9'6" (2.9m) To Wardrobe

BATHROOM/WC

OUTSIDE:

ALLOCATED PARKING SPACE

No.8

VISITORS PARKING

LEASE:

125 years from 2022

MAINTENANCE:

Approximately £1,441.12 per annum

SEA DEFENCES:

£283.39 per annum.

GROUND RENT:

£80 per annum

HARBOUR CHARGE

Approximately £283 per annum

PETS:

T.B.A.

SUB-LETTING:

Allowed

COUNCIL TAX:

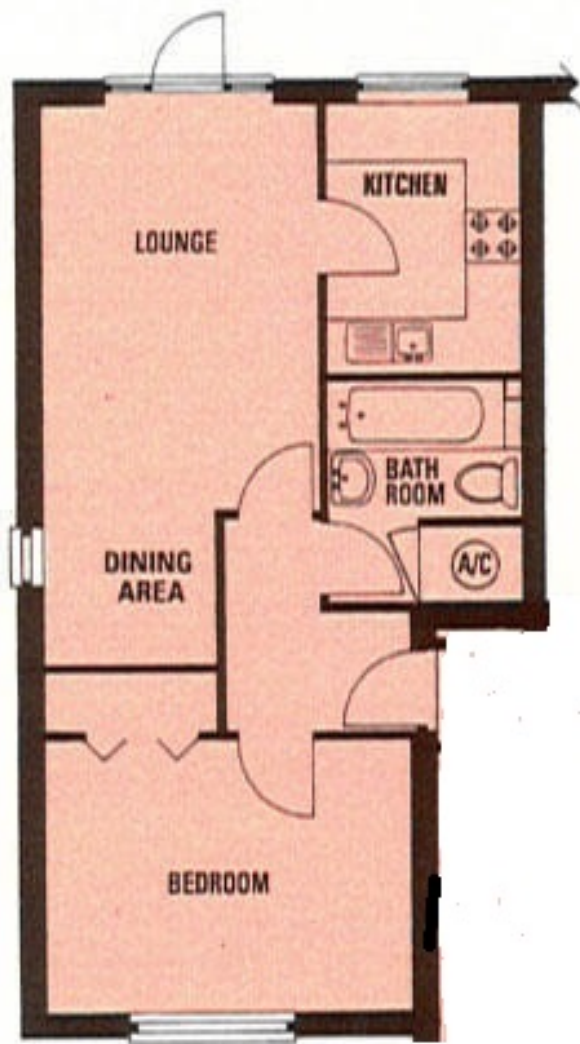
Band "B"

EPC:

"D"

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





Ref: 3

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.

LS Leaper Stanbrook

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