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PROTECTED

PRS Property
Redress
Scheme



Flat 3 Vale View, 19 Mill Road, Eastbourne, East Sussex, BN21 2PR
£175,000, Leasehold



Surridge Mison
ESTATES

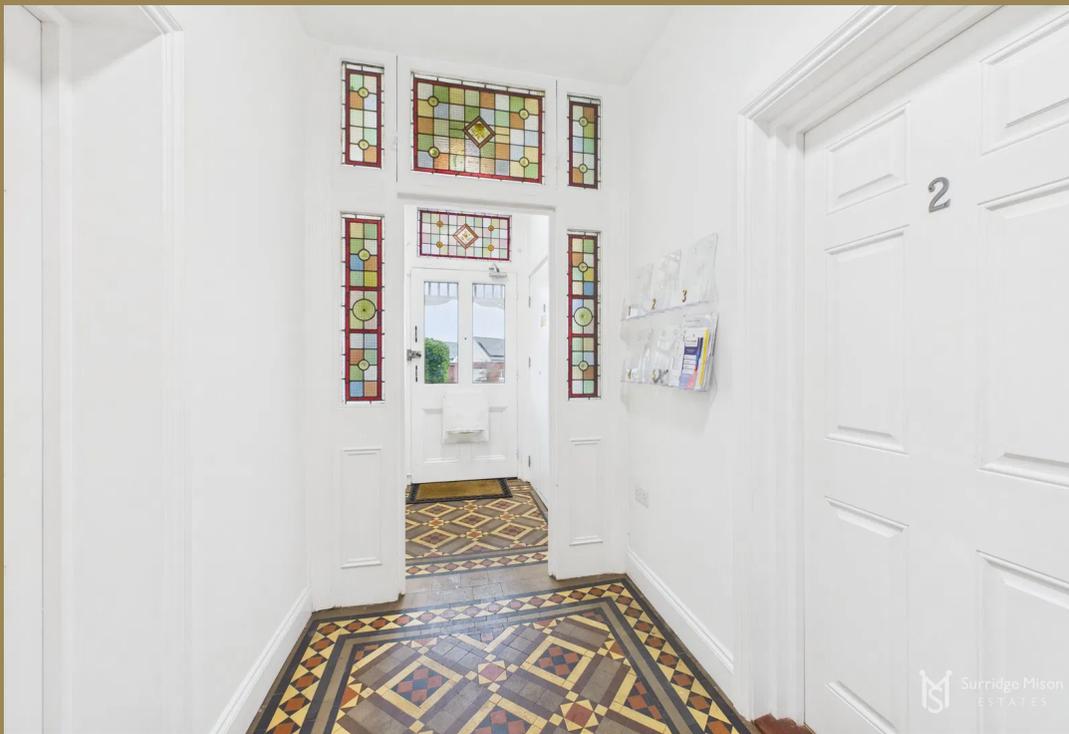
CHAIN FREE

Introducing this well presented, first floor flat located within a pretty Victorian building on the Upperton/Old Town borders, Eastbourne, within close proximity to excellent amenities. With one double bedroom, an open plan kitchen/living/dining room, with the kitchen boasting integral appliances, well presented bathroom suite, views over Eastbourne and an allocated parking space along with a secure entry phone system, this bright flat is not to be missed.

With plenty of natural light and good presentation throughout, you enter through the main hallway with the secure entry phone system. Into the kitchen which boasts integral appliances to include fridge/freezer, washing machine, dishwasher and double oven, along with the boiler. The living/dining room is double aspect and allows for far reaching views over Upperton. The bedroom is double in size and overlooks the rear of the block. The bathroom is well presented with a fitted white suite. Outside, the property has an allocated parking space as well as communal gardens.

Upperton is a highly sought after area within Eastbourne, and the property is enviably located close to a range of local shopping facilities as well as popular local schools, and excellent bus routes. Eastbourne town centre is easily accessible and provides amenities including shopping facilities at the Beacon centre, theatres and mainline train station with direct links to Brighton, Gatwick & London Victoria. Eastbourne's stunning seafront is just beyond the town centre, along with the South Downs National Park.





Communal Entrance Hall

Tiled flooring. Stairs leading to first floor landing.

Hallway - 2.06m x 1.55m (6'9" x 5'1")

Door to front. Entry phone system. Radiator. Carpeted.

Kitchen/Living/Dining Room - 6.98m x 3.96m (22'11" x 13'0")

Kitchen Area- Double glazed window to front. Laminate flooring and partially tiled walls. Wall mounted Glow Worm boiler. Fully fitted with a range of white gloss wall and base units housing integral fridge, freezer, washing machine and dishwasher. Built in double electric oven. Light granite work surfaces with inset 4 burner gas hob with fitted stainless steel cooker hood and stainless steel splashback, and 1 and 1/2 bowl stainless steel sink and drainer unit with mixer taps.

Living/Dining Room- Double aspect room with two double glazed windows to front and double glazed window to side. Carpeted. Radiator.

Bedroom - 3.53m x 3.48m (11'7" x 11'5")

Double glazed window to side. Radiator. Carpeted.

Bathroom - 2.13m x 1.7m (7'0" x 5'7")

Tiled flooring and partially tiled walls. Chrome towel rail. Extractor fan. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

Allocated Parking Space

Space number 3.

Communal Garden

At the front of the property with bin storage area.

Leasehold Information

The vendor informs us of the following details. Please check these with your conveyancer. Tenure Leasehold
Lease approximately 125 years from 2007. Service Charge £150 per month. Ground Rent £200 per year. Managing agent Elite Lettings, Eastbourne.



Utilities

This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Gas central heating system
- Electricity; Mains
- Primary Heating; Radiators
- Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.

