TOWN FLATS

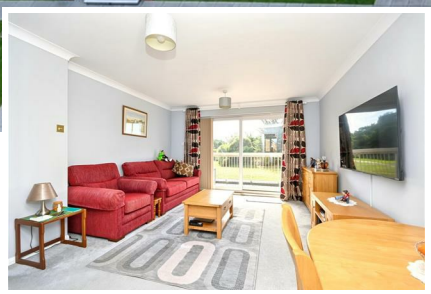
01323 416600

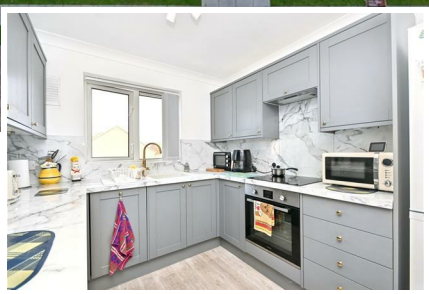
Leasehold

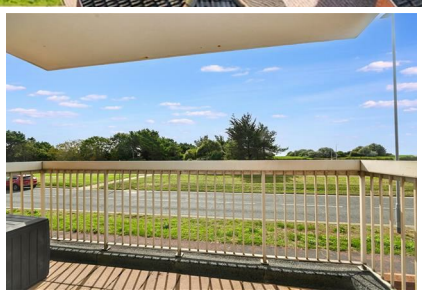
2 Bedroom | 1 Reception | 1 Bathroom

£225,000









10 Collingwood Close, Eastbourne, BN23 6HW

A nicely presented two double bedroom first floor flat enjoying partial sea views and a private balcony, situated in the popular Langney Point area of Eastbourne. The property has been improved by the current owners and benefits from a new modern kitchen and newly fitted contemporary shower room, whilst being well presented throughout. The accommodation offers two good sized double bedrooms, a comfortable living space with access to the balcony and the added benefit of an extended lease of approximately 152 years. There is also a garage en-bloc, providing useful additional storage and parking. Ideally positioned a stones throw from the seafront, Sovereign Harbour, Princes Park and local superstores, the property offers an excellent combination of location, accommodation and outside space. An ideal opportunity for first time buyers, investors or those looking for a seaside home, with the benefit of a long lease, garage and partial sea views.

www.town-property.com info@townflats.com

Leasehold

10 Collingwood Close, Eastbourne, BN23 6HW

£225,000

Main Features

- Purpose Built
- Two Double Bedroom First Floor Flat
- Partial Sea Views
- Spacious Balcony
- Newly Fitted Modern Kitchen
- Newly Fitted Contemporary Shower Room
- Garage in Nearby Block
- Nicely Presented Throughout
- Popular Langney Point Location
- Close To Harbour, The Seafront & Princes Park

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to

Hallway
Airing cupboard with new emersion. Additional storage cupboard.

Lounge
14'8 x 11'9 (4.47m x 3.58m)
Electric radiator. Double glazed sliding door to balcony.

Kitchen
8'10 x 7'11 (2.69m x 2.41m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated washing mashing and dishwasher. Space for fridge freezer. Double glazed window to front aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to front aspect.

Bedroom 1
12'2 x 10'5 (3.71m x 3.18m)
Electric radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
11'1 x 8'9 (3.38m x 2.67m)
Electric radiator. Double glazed window to front aspect.

Outside
Garage included in nearby block.

COUNCIL TAX BAND = C

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: £200 per annum.
Maintenance: £1500 per annum. £750 paid twice yearly.
Lease: 189 years from 1982. 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.