



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £175,000



## Garden Flat, 80 Tideswell Road, Eastbourne, BN21 3RH

A nicely presented one bedroom garden flat, ideally positioned in Eastbourne's sought after town centre, within easy walking distance of the mainline railway station and The Beacon shopping centre. The property benefits from a bright and spacious bedroom, private entrance, refitted kitchen and shower room, double glazing and electric heating. A particular feature of the property is the delightful private rear garden, predominantly laid to patio and complemented by mature trees and shrubs, creating a pleasant outdoor space to enjoy. The flat is also being sold with a share of the freehold and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

Garden Flat,  
80 Tideswell Road,  
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## Main Features

- Town Centre Garden Apartment
- 1 Spacious Bay Windowed Bedroom
- Lower Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Private Entrance
- Delightful Private Rear Garden With Patio, Mature Trees & Shrubs
- Easy Walking Distance Of Eastbourne Town Centre & Picturesque Seafont

## Entrance

Steps down to double glazed private entrance door to -

## Hallway

## Bay Windowed Bedroom

14'9 x 9'11 (4.50m x 3.02m)

Storage heater. 2 Built-in wardrobes. Double glazed bay window to front aspect.

## Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below.

## Lounge

11'11 x 10'0 (3.63m x 3.05m )

Storage heater. Double glazed doors to private rear garden. Opening to -

## Fitted Kitchen

Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Built-in electric oven and extractor cooker hood above. Plumbing and space for appliances. Double glazed window to rear aspect.

## Outside

Private Rear Garden: Paved with mature shrubs, trees and shed.

Front Garden: Area of paving, raised borders and storage cupboard.

EPC = D

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: 3rd of costs as & when required**

**Lease: 999 years from 2018. We have been advised of the 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.