TOWN FLATS

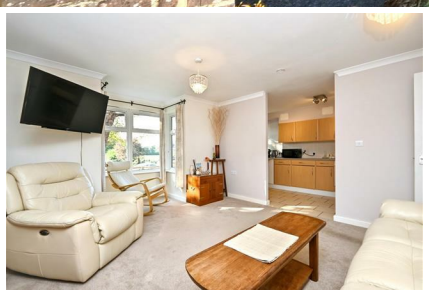
01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £155,000 - £170,000









2 Elm Park Court, 161 Seaside, Eastbourne, BN22 7LY

GUIDE PRICE £155,000-£165,000
This CHAIN FREE and well presented two bedroom ground floor flat offers comfortable and convenient living in a fantastic coastal location. Enjoying level access from the rear of the block, the property benefits from an allocated parking space and a secure external storage cupboard, both positioned to the rear for ease and practicality. Inside, the spacious accommodation features a generous lounge, a fitted kitchen, two double bedrooms and a modern wet room. Further highlights include double glazing and gas central heating throughout, ensuring warmth and efficiency all year round. Perfectly positioned on Seaside, this purpose built flat is ideally located just a stone's throw from the beach and adjacent to the historic Redoubt Fortress and Whitley Recreation Ground. Excellent bus routes, local shops, and a range of amenities are all within easy reach, offering the best of coastal living with everyday convenience. This property represents an excellent opportunity for a variety of buyers, from downsizers and first-time purchasers to those seeking a well located seaside home.

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Main Features

- Well Presented Seaside Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Ground Floor
- Spacious Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Radiator. 2 storages cupboards.

Lounge
13'7 x 12'1 (4.14m x 3.68m)
Radiator. Double glazed window to front aspect. Opening to -

Fitted Kitchen
12'11 x 6'9 (3.94m x 2.06m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Wall mounted boiler. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to front aspect.

Bedroom 1
13'10 x 8'3 (4.22m x 2.51m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
9'11 x 6'3 (3.02m x 1.91m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Parking
Allocated parking space.

EPC = C

Council Tax Band = B

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: Awaiting confirmation
Maintenance: £117.20 per calendar month
Lease: 125 years from 2006. 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.