



# TOWN FLATS



☎ 01323 416600

Leasehold

## Guide Price

## £160,000 - £170,000



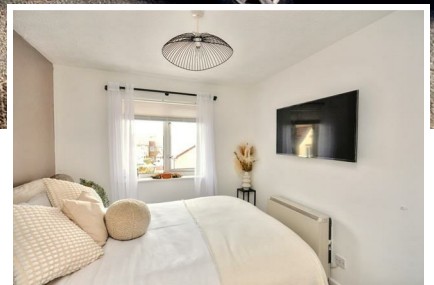
2 Bedroom



1 Reception



1 Bathroom



## 9 Pebble House, Broad Oak Close, Eastbourne, BN23 8LL

\*\*\* GUIDE PRICE £160,000 to £170,000 \*\*\*

Offered for sale CHAIN FREE is this extremely well presented two bedroom second (top) floor flat situated in the attractive Larkwood development in North Langney. Being sold with an extended lease term, the property is conveniently located nearby to local schools with the much improved Langney shopping centre also as short walk away. Further benefits include double glazing, electric night storage heating and an allocated parking space. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

9 Pebble House,  
Broad Oak Close,  
Eastbourne, BN23 8LL

**Guide Price**  
**£160,000 - £170,000**

## Main Features

- CHAIN FREE Purpose Built Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Bathroom
- Double Glazing
- Allocated Parking Space
- EXTENDED LEASE TERM

## Entrance

Communal entrance. Stairs to second (top) floor private entrance door to -

## Hallway

Night storage heater. Two storage cupboards. Airing cupboard housing hot water cylinder.

## Lounge

12'0 x 11'7 (3.66m x 3.53m)

Night storage heater. Carpet. Double glazed window to front aspect.

## Fitted Kitchen

9'11 x 5'4 (3.02m x 1.63m )

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for fridge/freezer. Space for electric oven. Built-in extractor hood. Vinyl flooring. Double glazed window to side aspect.

## Bedroom 1

8'11 x 8'3 (2.72m x 2.51m )

Night storage heater. Built-in wardrobe. Double glazed window to front aspect.

## Bedroom 2

9'1 x 5'10 (2.77m x 1.78m )

Night storage heater. Double glazed window to front aspect.

## Bathroom

Suite comprising panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Electric heated towel rail. Extractor fan. Vinyl flooring.

## 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: The vendor advises that as part of the lease extension the ground rent will be zero**

**Maintenance: £1100 per annum**

**Lease: 162 years remaining. 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.