



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £169,950



## Flat 2, 2 Charleston Road, Eastbourne, BN21 1SF

**\*\*\*REDUCED FOR QUICK SALE, OUTSTANDING SALE!\*\*\***

Being sold with NO ONWARD CHAIN and located in the popular Motcombe area of Eastbourne's Old Town, this well presented one bedroom garden flat offers bright accommodation and the rare benefit of a private entrance via French doors from the sitting room. The property features a double bedroom with a built in wardrobe, fitted kitchen, shower room, gas central heating and double glazing. Outside is a private south facing patio garden with store, along with first come, first served off road parking. Conveniently situated close to Motcombe Gardens, Gildredge Park and Waitrose, with the town centre, station and seafront approximately one mile away.

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Eastbourne, BN21 1SF

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## Main Features

- Spacious Motcombe Garden Apartment
- 1 Bedroom
- Ground Floor
- Lounge Leading To Rear Garden
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Gas Central Heating
- Private Rear Garden
- Residents Parking
- CHAIN FREE

## Entrance

Communal entrance with ground floor private entrance door to -

## Hallway

Radiator. 2 large storage cupboards.

## Lounge

14'9 x 9'9 (4.50m x 2.97m)

Radiator. Double glazed window to rear aspect. Double glazed patio doors to rear garden.

## Fitted Kitchen

11'11 x 7'10 (3.63m x 2.39m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Plumbing and space for washing machine. Space for fridge/freezer. Cooker point. Boiler. Radiator. Double glazed windows to side & rear aspects.

## Bedroom

12'5 x 8'4 (3.78m x 2.54m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

## Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Frosted double glazed window to side aspect.

## Outside

Private rear garden mainly laid to pavers, fenced boundaries with gate for side access to use as a preferred main entrance.

## Parking

Residence parking on a first come first served basis.

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: 1/3rd of costs as & when required**

**Lease: 189 years from 1973. 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.