TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£125,000

25 Preston Court, Upper Avenue, Eastbourne, BN21 3ZE

A 2 bedroom third (top) floor apartment enviably situated in Upperton within comfortable walking distance of the town centre and mainline railway station. With residents parking facilities to the rear, the flat benefits from open plan kitchen, fitted shower room/WC, double glazing and electric heating. With a lease in excess of 100 years an internal inspection comes highly recommended.

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Main Features

- Top Floor Upperton Apartment
- 2 Bedrooms
- Third (Top) Floor
- Double Aspect Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Electric Heating
- Residents Parking Facilities
- NO CHAIN

Entrance
Communal entrance with security entry phone system. Stairs and lift to third (top) floor private entrance door to -

Hallway
Entryphone handset. Loft access (not inspected). Airing cupboard housing hot water cylinder.

Double Aspect Lounge
12'5 x 9'1 (3.78m x 2.77m)
Electric heater. Television point. Double glazed Sash windows to side and front aspect.

Fitted Kitchen
12'9 x 6'2 (3.89m x 1.88m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Integrated fridge/freezer.

Bedroom 1
8'11 x 8'4 (2.72m x 2.54m)
Electric heater. Double glazed Sash window.

Bedroom 2
8'11 x 6'3 (2.72m x 1.91m)
Electric heater. Sky light.

Shower Room/WC
White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Wall mounted electric heater. Extractor fan. Inset spotlights.

Parking
The development has residents parking facilities on a first come first served basis.

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: £550 per annum
Maintenance: £791.18 paid half yearly
Lease: 150 years from 2015. 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.