



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£219,950



2 Tollgate Gardens, Seaside, Eastbourne, BN23 6NR

An exceptional two double bedroom ground floor apartment, having undergone a stunning, no expense spared renovation to create a beautifully finished home of outstanding quality. Presented in immaculate condition throughout, the property boasts a superb high specification kitchen, luxurious contemporary bathroom and two generous double bedrooms. Further highlights include its own private front entrance and the rare advantage of both front and rear gardens, providing excellent outdoor space to complement the impressive interior. Situated in the popular St. Anthony's area of Eastbourne, the property is ideally positioned for a wide range of superstores, local amenities, transport links, Sovereign Harbour and the seafront. The apartment also benefits from the balance of a 999 year lease, a ground rent of just £10 per annum and maintenance contributions payable on an as and when required basis. Combining exceptional presentation, generous accommodation and attractive running costs, this is a superb opportunity for buyers seeking a home ready to move straight into.



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info@townflats.com

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Seaside,
Eastbourne, BN23 6NR

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Main Features

- Stunning Ground Floor Flat
- Two Generous Double Bedrooms
- Private Entrance
- Private Front And Rear Gardens
- Exceptional High Specification Kitchen
- Luxurious Contemporary Bathroom
- Immaculately Presented Throughout
- Balance Of 999 Year Lease
- Just £10 Annual Ground Rent
- Popular St. Anthony's Location

Entrance

Private entrance door to -

Hallway

Contemporary style vertical radiator.

Lounge

14'2 x 12'4 (4.32m x 3.76m)

Contemporary style radiator. Feature fireplace with wooden beam mantel & electric fire. Double glazed window to front aspect.

Double Aspect Modern Fitted Kitchen

12'10 x 8'9 (3.91m x 2.67m)

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. 'Eye' level double oven. Double glazed window to rear aspect. Double glazed sliding doors to side aspect.

Bedroom 1

11'11 x 11'6 (3.63m x 3.51m)

Contemporary style radiator. Double glazed French doors leading to private rear garden.

Bedroom 2

12'5 x 8'7 (3.78m x 2.62m)

Radiator. Double glazed windows to side & front aspects.

Luxury Bathroom/WC

Luxury suite comprising curved bath with central mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap set in vanity unit with drawers under. Frosted double glazed window.

Outside

Rear Garden: Private rear garden laid to shingle accessed from bedroom 1 with gated side access.

Front Garden: Laid to lawn with path to the private front door.

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: £10 per annum

Maintenance: As & when required

Lease: 999 years from 1958. 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.