



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

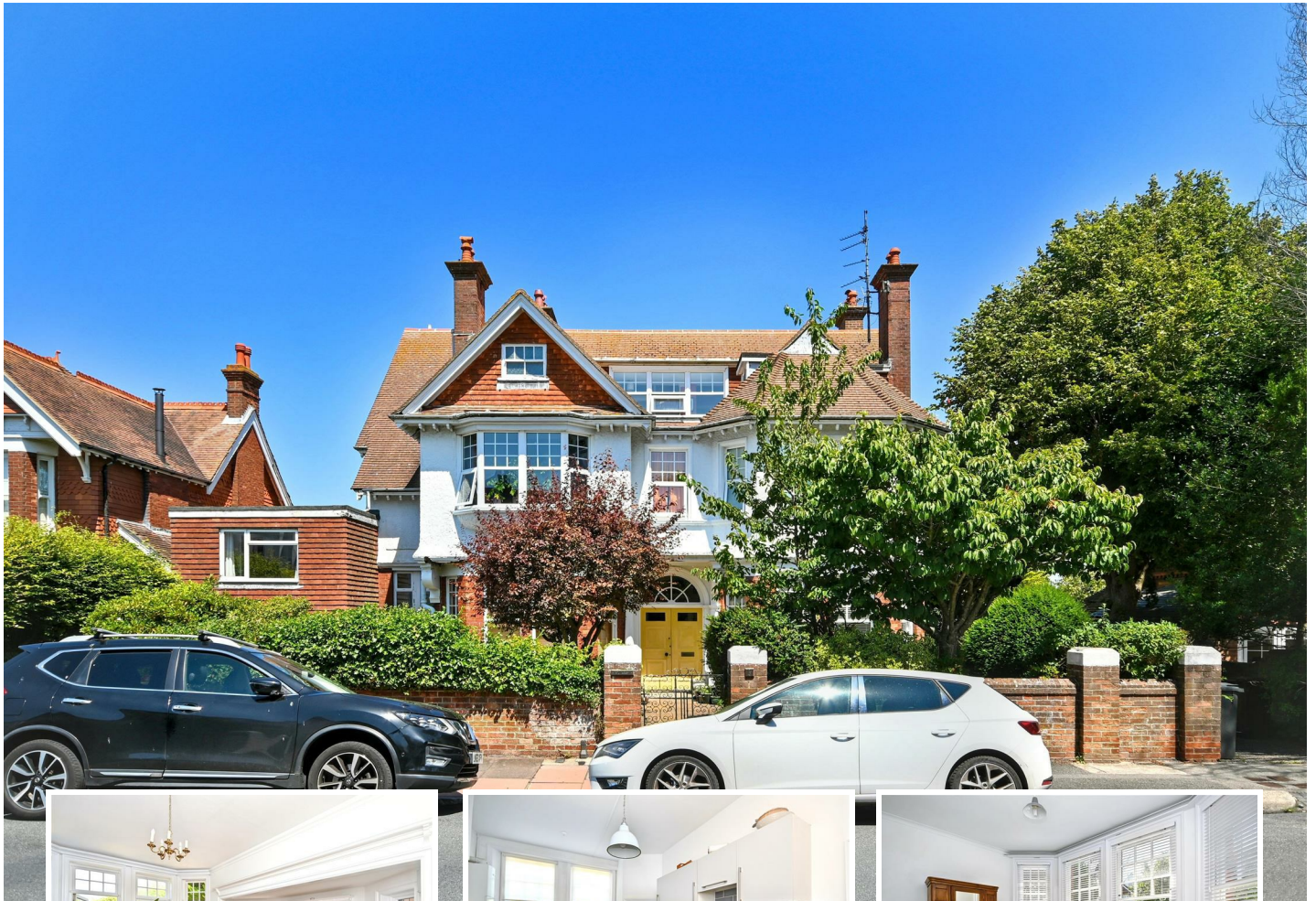


1 Reception



1 Bathroom

## £239,950



## 2 Edgehill, 6 Mill Road, Eastbourne, BN21 2LY

A charming ground floor apartment forming part of an elegant Edwardian building in the highly desirable Upperton area. Offered to the market CHAIN FREE, this characterful home boasts the generous proportions and timeless features synonymous with the period, including high ceilings and an abundance of natural light. The well planned accommodation comprises a spacious sitting/dining room, separate kitchen, two bedrooms and a bathroom, making it an ideal first home, investment or downsize opportunity. A particular highlight is the direct access onto beautifully maintained communal lawned gardens, providing a wonderful extension of the living space and a peaceful setting to relax outdoors. Further benefits include gas central heating, a useful private store room and off road parking. Conveniently positioned within easy reach of Waitrose, local parks, bus routes, Eastbourne town centre and the mainline railway station, this is a superb opportunity to acquire a character apartment in one of the town's most sought after locations.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

2 Edgehill,  
6 Mill Road,  
Eastbourne, BN21 2LY

**£239,950**

## Main Features

- CHAIN FREE Ground Floor Apartment
- Handsome Edwardian Building
- 2 Bedrooms
- High Ceilings & Period Features
- Spacious Sitting/Dining Room
- Direct Access To Communal Gardens
- Beautifully Maintained Lawned Grounds
- Off Road Parking & Private Store Room
- Gas Central Heating
- Sought After Upperton Location Close To Amenities & Transport Links

## Entrance

Communal entrance with security entry phone system. Private ground floor entrance door to -

## Hallway

## Double Aspect Lounge

18'9 x 13'7 (5.72m x 4.14m)

Feature fireplace, Radiators. Dual aspect room with windows to side & rear aspect and door leading to communal gardens

## Fitted Kitchen/Breakfast Room

15'5 x 8'8 (4.70m x 2.64m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine and further appliances. Gas boiler. Space for dining table & chairs. 3 large single glazed Sash windows to the rear aspect overlooking to communal gardens

## Bay Windowed Bedroom 1

13'10 x 11'1 (4.22m x 3.38m)

Radiator. Bay window with single glazed Sash windows to front aspect.

## Bedroom 2

9'10 x 8'5 (3.00m x 2.57m)

Radiator Single glazed sash windows to side aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Single glazed window to rear aspect.

## Outside

Lawned communal gardens to the rear.

EPC = D

Council Tax Band = C

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: £300 per quarter**

**Lease: 156 years from 2010. 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.