TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£175,000 - £195,000

Flat 5, 26 Hyde Gardens, Eastbourne, BN21 4PX

GUIDE PRICE £175,000 - £185,000
A CHAIN FREE one bedroom ground floor apartment that benefits from a private entrance door, private garden and allocated parking. Enviably situated in the immediate town centre the flat benefits from a spacious lounge, doble bedroom with en-suite bathroom/WC, further cloakroom and fitted kitchen with dining area. The enclosed rear garden is laid to patio and there is gated access to the allocated parking space. The seafront, Beacon shopping centre and mainline railway station are all within comfortable walking distance.

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Main Features

- CHAIN FREE Immediate Town Centre Garden Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Dining Room
- En-Suite Bath & Shower Room/WC
- Separate Cloakroom
- Private Patio Garden
- Allocated Parking Space

Entrance
Private entrance door to -

Lobby
Radiator. Wood effect flooring. Further door to -

Hallway
Radiator. Wood effect flooring. Coved ceiling. Inset spotlights.

Lounge
16'9 x 16'2 (5.11m x 4.93m)
Radiator. Fitted units. Wall lights. Feature fireplace with tiled surround and hearth. 2 double glazed windows to front aspect.

Fitted Kitchen
10'0 x 7'5 (3.05m x 2.26m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and eye level double oven. Integrated fridge/freezer. Plumbing and space for washing machine. Radiator. Wood effect flooring. Coved ceiling. Double glazed window.

Bedroom
14'11 x 10'2 (4.55m x 3.10m)
Radiator. Fireplace with ornate surround. Coved ceiling. Fitted wardrobe. Door to en-Suite & dining room.

En-Suite Bath & Shower/WC
White suite comprising panelled bath with chrome mixer tap. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail.

Dining Room
9'7 x 6'1 (2.92m x 1.85m)
Radiator. Wood effect flooring. Double glazed French doors to the garden.

Cloakroom
Low level WC. Wash hand basin. Radiator. Part tiled walls.

Outside
The enclosed private garden is laid to patio with flower beds and gated rear access which leads to an allocated parking space.

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: N/A
Maintenance: £377.44 paid quarterly
Lease: 954 years remaining. We have been advised of the remaining 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.