



TOWN FLATS



01323 416600

Leasehold

Guide Price

£140,000 - £150,000



1 Bedroom



1 Reception



1 Bathroom



22 Argyll Court, Faygate Road, Eastbourne, BN22 9RP

*** GUIDE PRICE £140,000 - £150,000 ***

An extremely well presented one bedroom second floor apartment with glorious far reaching views over playing fields towards the South Downs. Situated in Hampden Park the flat benefits from a double bedroom, spacious lounge/dining room with access to the balcony, luxury bathroom & fitted kitchen. Further benefits include double glazing, gas central heating and an extended lease term. Hampden Park High Street with its mainline railway station is approximately half a mile walk away. An internal inspection comes highly recommended.

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Faygate Road,
Eastbourne, BN22 9RP

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Main Features

- Extremely Well Presented Hampden Park Apartment
- 1 Double Bedroom
- Second Floor
- Lounge/Dining Room
- Sun Balcony With Wonderful Views Over Playing Fields Towards The South Downs
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Communal Gardens
- Residents Parking Facilities

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

Radiator. Entryphone handset. Built-in cupboard. Oak flooring.

Lounge/Dining Room

16'0 x 11'8 (4.88m x 3.56m)

Radiator. Television point. Oak flooring. Double glazed window and door to -

Sun Balcony

With glorious views over playing fields towards the South Downs.

Fitted Kitchen

11'5 x 7'3 (3.48m x 2.21m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Double glazed window.

Bedroom

12'3 x 11'11 (3.73m x 3.63m)

Radiator. Oak flooring. Double glazed window with wonderful views over playing fields and towards the South Downs.

Modern Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Oak and tiled flooring. Display shelf. Fitted unit. Chrome heated towel rail. Frosted double glazed window.

Other Details

The flat has a brick built storage shed and communal gardens to the rear.

Parking

Residents parking facilities.

EPC = C

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: £10 per annum

Maintenance: £1200 per annum

Lease: 215 years from 1981. 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.