



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £229,950



## 46B Aylesbury Avenue, Eastbourne, BN23 6EJ

A wonderfully light & airy maisonette enviably situated on Langney point. Being sold CHAIN FREE the property is conveniently located within comfortable walking distance of local shops and Eastbourne seafront. The well proportioned accommodation comprises of 2 double, double aspect bedrooms, a refitted kitchen, shower room/WC and spacious lounge. The flat has a private entrance door, garage and lawned private front garden. An internal inspection comes very highly recommended.

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## Main Features

- CHAIN FREE Well Presented, Light & Airy Langney Point Maisonette
- 2 Double Aspect Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Entrance Door
- Private Front Garden
- Garage

## Entrance

Private entrance door with internal staircase to first floor landing.

## Landing

Radiator. Loft access (not inspected).

## Lounge

15'6 x 10'2 (4.72m x 3.10m )

Radiator. Coved ceiling. Feature fireplace. Double glazed window to side aspect.

## Fitted Kitchen

11'3 x 7'0 (3.43m x 2.13m )

Range of fitted wall and base units. Worktop with inset ceramic sink with mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Wall mounted gas boiler. Part tiled walls. Tiled floor. Double glazed window.

## Double Aspect Bedroom 1

11'11 x 11'2 (3.63m x 3.40m )

Radiator. Coved ceiling. Wood effect flooring. Built-in cupboard with fixed shelving. Double glazed windows to front & side aspect.

## Double Aspect Bedroom 2

14'4 x 9'7 (4.37m x 2.92m)

Radiator. Coved ceiling. Wood effect flooring. Double glazed windows to front & side aspect.

## Modern Shower Room/WC

Suite comprising panelled bath with chrome mixer tap. Vanity unit with inset wash hand basin, mixer tap and cupboards below. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Radiator. Frosted double glazed window.

## Outside

The maisonette has a lawned private garden to the front.

## Parking

There is a garage with up & over door in a nearby block.

**Council Tax Band = B**

**EPC = 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: As & when required**

**Lease: 999 years from 1977. 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.