



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

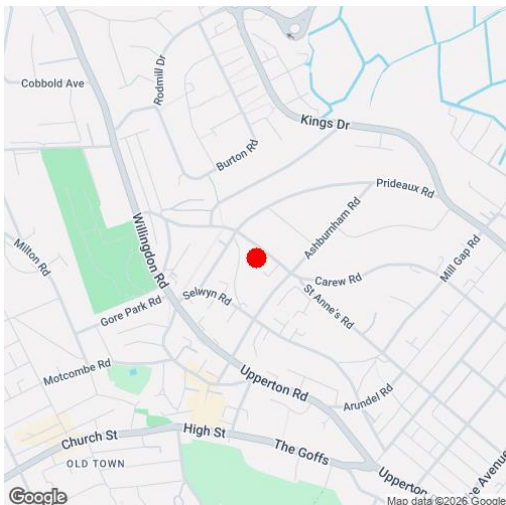
Price £239,950 | Leasehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A nicely presented two bedroom, ground floor apartment situated in the favoured Upperton area of Eastbourne offering spacious accommodation and benefitting from a delightful communal garden. The accommodation comprises an entrance hall, a large sitting room/dining room, a kitchen, two bedrooms and a family bathroom. The property has a spacious store room in the cellar and the use of a delightful communal garden to the rear. Additional benefits include gas fired central heating and an off road parking space. This lovely flat is located just a short distance to a Waitrose, local parks and bus routes. Eastbourne town centre which offers a wider range of shopping facilities, cafes and restaurants is also within close proximity as well as the mainline train station which offers excellent links to London. The property is available with no onward chain.





At a Glance:

- Ground floor flat
- Sitting room/dining room
- Two bedrooms
- Communal garden
- Parking
- Store cupboard
- Chain free

Accommodation:

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

SITTING ROOM / DINING ROOM
18'10" (5.74m) Into Bay x 18'2" (5.54m) Into Bay

KITCHEN
16'3" (4.95m) x 10'7" (3.23m)

BEDROOM ONE
14'2" (4.32m) x 11'2" (3.4m) Into Bay

BEDROOM TWO
10'4" (3.15m) Plus Recess x 8'5" (2.57m)

FAMILY BATHROOM

OUTSIDE:

DELIGHTFUL COMMUNAL GARDENS

PARKING SPACE

LARGE STORAGE CUPBOARD
12'5" (3.78m) x 7'8" (2.34m) situated in the basement

LEASE:
156 years from 1 January 2010

MAINTENANCE:
£300 per quarter

GROUND RENT:
n/a

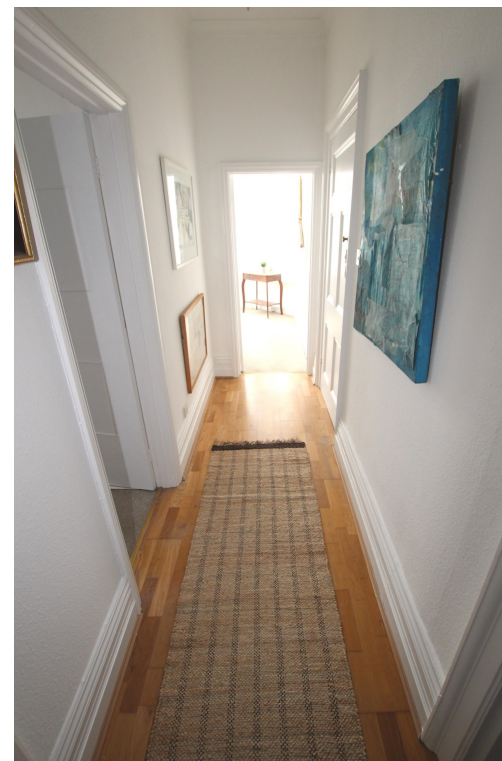
PETS:
allowed

SUB-LETTING:
to be confirmed

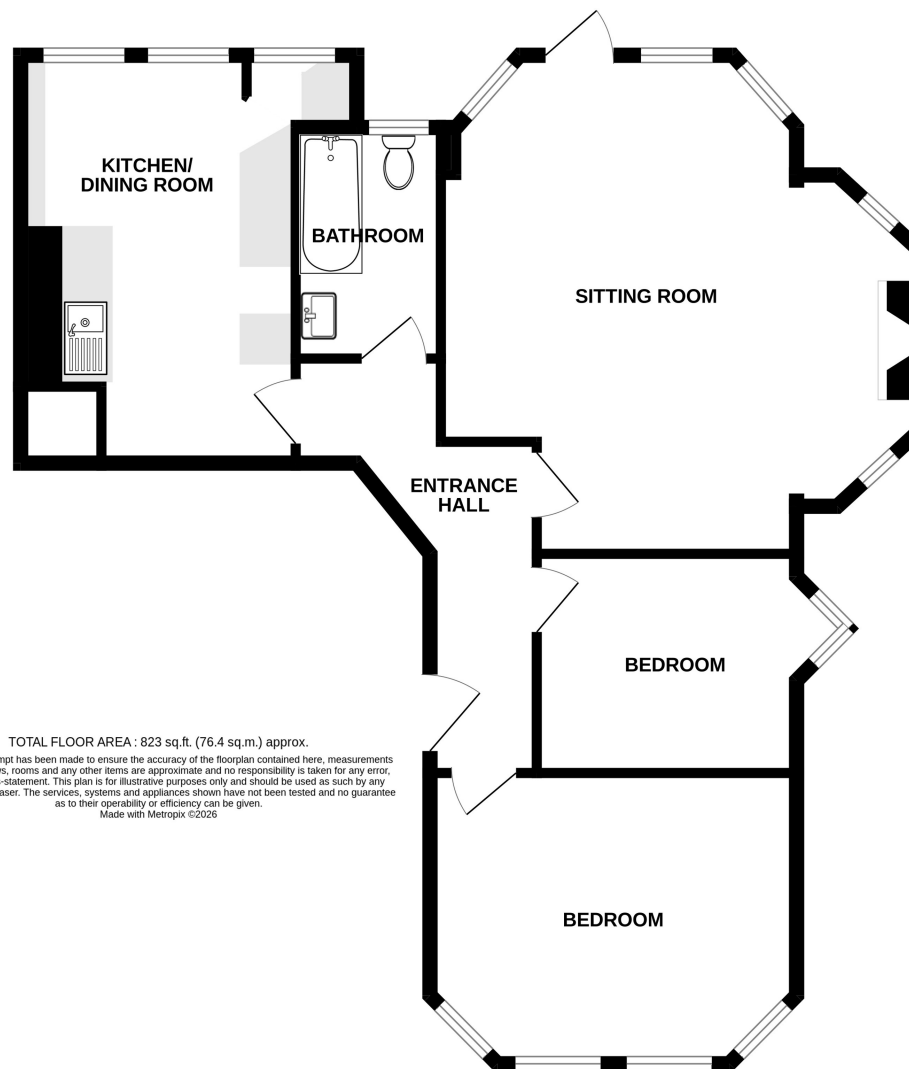
COUNCIL TAX:
Band 'C'

EPC:
'D'

(All details concerning the terms of the Lease and outgoings are subject to verification)



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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