



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



5 Benton Lodge, South Cliff Avenue, Eastbourne, BN20 7AH

A CHAIN FREE spacious and well proportioned one bedroom converted apartment enviably situated off Eastbourne's seafront, in the sought after Lower Meads area. Forming part of this attractive residence the flat being top floor provides wonderful far reaching views towards the South Downs, a double bedroom, 16'4 x 12'1 lounge, night storage heating and part double glazing. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.



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info@townflats.com

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South Cliff Avenue,
Eastbourne, BN20 7AH

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Main Features

- Lower Meads Converted Apartment
- 1 Double Bedroom
- Second (Top) Floor
- Lounge With Wonderful Far Reaching Views
- Fitted Kitchen
- Bathroom/WC
- Share Of The Freehold
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door with further stairs to second floor.

Hallway

Airing cupboard housing hot water cylinder. Loft hatch (loft not inspected).

Lounge

16'6 x 11'11 (5.03m x 3.63m)
Night storage heater. Television point. Telephone point. Double glazed window with wonderful far reaching views over Eastbourne towards the South Downs. Door to kitchen and bathroom.

Fitted Kitchen

12'6 x 7'6 (3.81m x 2.29m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Cooker point. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Double glazed window with wonderful far reaching views over Eastbourne towards the South Downs.

Bedroom

15'7 x 9'7 (4.75m x 2.92m)
Night storage heater. Built-in eaves cupboard. Window to front aspect.

Bathroom/WC

Coloured suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Skylight.

EPC = E

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: N/A

Maintenance: £140.14 per calendar month

Lease: 999 years from 2006. 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.