



48B Ashford Road, Eastbourne, BN21 3TB

£125,000



TOWN CENTRE, MODERN ONE BEDROOM APARTMENT, offered to the market CHAIN FREE. HALL FLOOR with a good sized SITTING ROOM, DOUBLE BEDROOM, well appointed REFITTED KITCHEN and REFITTED BATHROOM.

Enviably situated yards from the Beacon shopping centre and moments from the mainline train station. The property also benefits from double glazing and gas central heating. The flat is considered ideal for first time buyers or for investment purposes and comes highly recommended by sole agents Hunt Frame.



COMMUNAL ENTRANCE

Steps to communal entrance door. Hall floor and private entrance door to the hallway -

HALLWAY

Radiator. Understairs cupboard. Doors of to the sitting room, bedroom and kitchen.

SITTING ROOM

12'2 x 9'4 (3.71m x 2.84m)

Radiator. Coved ceiling. Double glazed window to the front aspect.

DOUBLE BEDROOM

11'3 x 9'4 (3.43m x 2.84m)

Radiator. Coved ceiling. Double glazed window to the rear aspect.

KITCHEN

8'0 x 5'8 (2.44m x 1.73m)

Updated with a range of floor standing and wall mounted units. Worktops with inset single drainer composite sink with mixer tap. Plumbing and space for a washing machine. Space for a freestanding cooker. Part tiling to walls. Wall mounted gas boiler. Double glazed window to the side aspect. Door to the bathroom -

BATHROOM

8'9 x 4'1 (2.67m x 1.24m)

Recently refitted suite which comprises of a panelled bath with nickel effect mixer tap & fitted shower screen. Wash hand basin set in vanity unit with nickel effect mixer tap and cupboard below. Low level WC. Heated towel rail. Tiled walls. Luxury vinyl tiled flooring. Extractor fan. Dual aspect with frosted double glazed windows to the side and rear.

OUTGOINGS

LEASE: 199 YEARS FROM 26/10/2022 - 195 YEARS REMAINING

MAINTENANCE: SHARED ON A THIRD BASIS AS AND WHEN REQUIRED

BUILDINGS INSURANCE: £280 PA

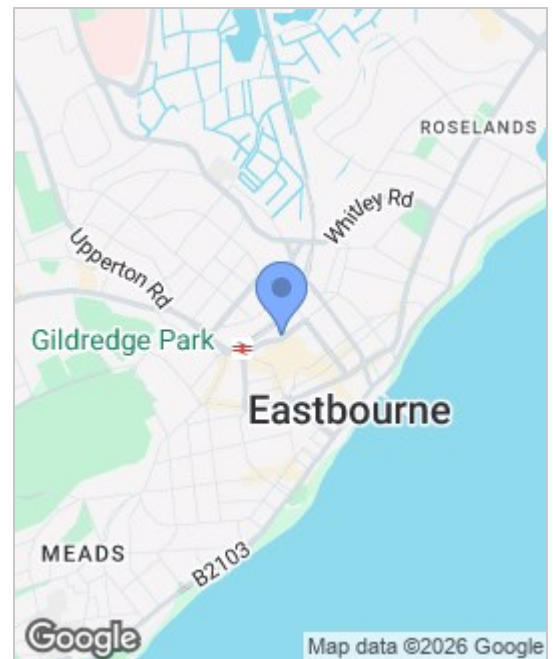
GROUND RENT: £100 PA

COUNCIL TAX: TBC

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these

checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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Approximate Gross Internal Area
403 sq ft - 37 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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