TOWN FLATS

01323 416600

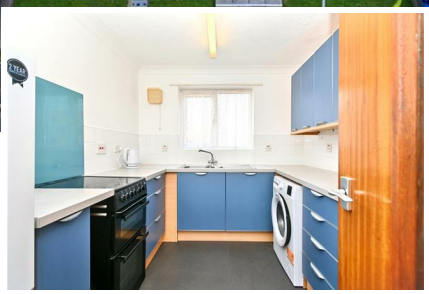
Leasehold

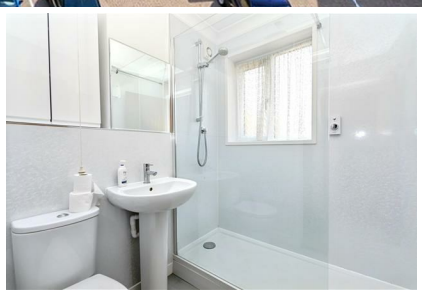
Guide Price
£190,000 - £200,000

2 Bedroom | 1 Reception | 1 Bathroom









85 Blakes Way, Eastbourne ,BN23 6EN

** GUIDE PRICE £190,000 - £200,000**
An excellent opportunity to acquire this well presented two double bedroom ground floor apartment, offered to the market chain free and ideally suited to first time buyers, downsizers or buy to let investors. Presented in very good condition throughout, the property is ready to move straight into and benefits from a well appointed kitchen with appliances included, a spacious living room with direct access onto a private sun terrace, and the added convenience of a garage. Perfectly positioned just a stone's throw from the beach, the apartment also enjoys easy access to the vibrant Sovereign Harbour, with its excellent selection of cafés, restaurants, bars and shops, while being conveniently located on a regular bus route, providing excellent transport links. Combining coastal living with everyday convenience, this is a fantastic home in a highly sought after location.

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Leasehold

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Guide Price £190,000 - £200,000

Main Features

- CHAIN FREE Ground Floor Apartment
- 2 Double Bedrooms
- Spacious Lounge With Access To A Private Sun Terrace
- Well Appointed Kitchen With Appliances Included
- Modern Shower Room/WC
- Garage Providing Convenient Parking Or Storage
- Ideal For First Time Buyers, Downsizers Or Buy To Let Investors
- Close To Sovereign Harbour, Cafés, Restaurants, Bars, Shops & Regular Bus Routes
- Walking Distance To The Beach & Seafront
- Double Glazed Throughout

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Entrance Porch
Entryphone handset.

Hallway
Radiator. Cupboard. Further cupboard housing water tank.

Lounge
14'8 x 11'9 (4.47m x 3.58m)
2 night storage heaters. Double glazed patio doors leading to sun terrace.

Fitted Kitchen
8'11 x 8'0 (2.72m x 2.44m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Washing machine, cooker and fridge/freezer (included). Double glazed window.

Bedroom 1
12'3 x 10'10 (3.73m x 3.30m)
Convector heater. Built-in wardrobe with mirrored sliding doors. Double glazed window.

Bedroom 2
8'11 x 7'11 (2.72m x 2.41m)
Convector heater. Double glazed window.

Modern Shower Room/WC
White suite comprising large shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Wall mounted cupboard. Frosted double glazed window.

Outside
Sun terrace and communal gardens.

Parking
The flat benefits from a garage.

EPC = D

Council Tax Band = 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: Approximately £1800 per annum
Lease: 189 years from 1986. 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.