



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £125,000



## Flat 4, 18 Seaside, Eastbourne, BN22 7QJ

A well presented one bedroom top floor apartment, occupying the third floor of an attractive Victorian terrace just one street back from Eastbourne's award winning seafront. Offered to the market chain free and benefits from a share of the freehold. The apartment itself is in excellent order throughout and offers surprisingly generous accommodation, centred around a bright and sociable open plan living space ideal for modern day living. Further benefits include a newly installed boiler, a well proportioned double bedroom and plenty of natural light throughout. Perfectly positioned within comfortable walking distance of the town centre, mainline railway station, theatres and a wealth of cafés and restaurants, this charming apartment would make an ideal first purchase, investment or seaside retreat.

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Eastbourne, BN22 7QJ

**£125,000**

### Main Features

- CHAIN FREE Top Floor Apartment
- Share Of Freehold
- One Double Bedroom
- Spacious Open Plan Living Area
- Excellent Condition Throughout
- New Boiler
- Forming Part Of A Victorian Terrace
- One Street Back From The Seafont
- Walking Distance To Town Centre & Station

### Entrance

Communal entrance with security entry phone system. Stairs to third floor private entrance door to -

### Hallway

Radiator. Entryphone handset.

### Open Plan Lounge/Fitted Kitchen

16'4 x 16'2 (4.98m x 4.93m)

2 Radiator. Feature fireplace. Single glazed window to front aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing & space for washing machine, dishwasher and fridge/freezer.

### Bedroom

11'7 x 9'10 (3.53m x 3.00m)

Radiator. Double glazed Velux window to rear aspect.

### Modern Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Wash hand basin, Extractor fan. Heated towel rail.

EPC = D

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: £150 per calendar month**

**Lease: 999 years from 2004.**

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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.