TOWN FLATS

01323 416600

Leasehold

Guide Price
£130,000 - £140,000

1 Bedroom | 1 Reception | 1 Bathroom

Flat 4, 55 Pevensey Road, Eastbourne, BN21 3HS

*** GUIDE PRICE £130,000 - £140,000 ***
A well presented one bedroom split level apartment situated in Eastbourne's immediate town centre. Being sold CHAIN FREE the flat benefits from split level hallway, with considerable storage space on a fitted mezzazine, double bedroom, spacious lounge with open plan fitted kitchen and modern shower room/WC. With a lease in excess of 100 years and Eastbourne's Beacon shopping centre, mainline railway station and seafront all being within comfortable walking distance, an internal inspection comes highly recommended.

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Main Features

- Well Presented Split Level Town Centre Apartment
- 1 Bedroom
- First & Second Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance
Communal entrance with stairs to first floor private entrance door with further internal staircase to second floor landing.

Split Level Hallway
Fitted mezzanine storage area. Double glazed window.

Open Plan Lounge/Fitted Kitchen
16'10 x 13'7 (5.13m x 4.14m)
Radiator. Double glazed window to front aspect.

Kitchen Area: Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood above. Wall mounted gas boiler. Plumbing and space for washing machine. Wood effect flooring.

Bedroom
14'3 x 10'11 (4.34m x 3.33m)
Radiator. Double glazed window to rear aspect.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

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: £150 per annum
Maintenance: £855.38 paid half yearly
Lease: 102 years remaining. We have been advised of the remaining 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.