



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £250,000 - £275,000



2 Bedroom



1 Reception



2 Bathroom



### 4 Birley House, 13 College Road, Eastbourne, BN21 4JA

\*\*\*GUIDE PRICE £250,000 - £270,000\*\*\*

Immaculately presented and superbly located, beautifully refurbished first floor apartment that enjoys a sought after position to the West of Eastbourne's town centre. Just a short walk from the Eastbourne mainline railway station, Beacon Shopping Centre, theatres, the seafront and all that Eastbourne has to offer. The property offers generous and stylish accommodation throughout, including two double bedrooms, a modern fitted kitchen with integrated appliances, a beautifully appointed en-suite shower room/WC, as well as a family bathroom. The bright and spacious layout has been finished to an excellent standard, creating an inviting home ready to move straight into. A particular feature is the private garden, providing a rare outdoor retreat for an apartment of this kind, along with the advantage of an allocated tandem parking space for 2 cars. An exceptional home in a highly convenient location, offered to the market CHAIN FREE. Viewing is highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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13 College Road,  
Eastbourne, BN21 4JA

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## Main Features

- Immaculately Presented 2 Bedroom West Town Centre Apartment
- First Floor
- Wonderful Double Aspect Lounge/Dining Room
- Fitted Kitchen
- En-Suite Shower Room/WC With Utility Cupboard
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Private Enclosed Garden
- Tandem Allocated Parking For 2 Cars
- CHAIN FREE

### Entrance

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

### Spacious Hallway

Radiator. Inset spotlights. Video entryphone handset.

### Wonderful Double Aspect Lounge/Dining Room

19'9 x 12'9 (6.02m x 3.89m)

Radiator. Television point. Wall lights. Fixed shelving. Inset spotlights. Double glazed windows to rear & side aspects.

### Fitted Kitchen

8'10 x 5'10 (2.69m x 1.78m )

Range of fitted high gloss wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Integrated fridge/freezer and dishwasher. Part tiled walls. Inset spotlights. Cupboard housing gas boiler. Wine rack. Double glazed window.

### Bedroom 1

14'4 x 12'7 (4.37m x 3.84m )

Radiator. Wall lights. Extensive range of fitted wardrobes. Double glazed window to rear aspect.

### Bedroom 2

11'2 x 10'10 (3.40m x 3.30m )

Radiator. Inset spotlights. Double glazed window to side aspect. Door to -

### En-Suite Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Vanity unit with ceramic bowl & mixer tap with drawer below. Part tiled walls. Tiled floor. Chrome heated towel rail. Door to -

### Utility Cupboard

With plumbing and space for washing machine.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Vanity unit with inset wash hand basin, cupboard below and mixer tap. Low level WC with concealed cistern. Chrome heated towel rail. Frosted double glazed window.

### Outside

The flat has an enclosed private garden that is laid to patio and artificial lawn.

### Parking

There is an allocated tandem parking space for 2 cars to the front (right hand side of the driveway).

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: £300 per annum**

**Maintenance: 1/7th of costs as & when required**

**Lease: 117 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.