TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£125,000









7 Helensgate, Upper Avenue, Eastbourne, BN21 3XL

An extremely well presented one bedroom first floor apartment that is being sold CHAIN FREE. Forming part of this attractive detached residence set in lawned communal gardens in the Upperton, the flat has residents parking facilities to the front and a lease in excess of 100 years. Benefits include a security entry phone system, a spacious lounge, refitted kitchen, double bedroom with an extensive range of fitted wardrobes, En suite bathroom and cloakroom. Eastbourne's train station and town centre are nearby. An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

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Main Features

- Converted Apartment In Popular Upperton Location
- 1 Bedroom
- First Floor
- Lounge
- Modern Kitchen
- En Suite Bathroom
- Separate Cloakroom
- Residents Parking Facilities
- Communal Gardens
- CHAIN FREE

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

Hallway
Radiator. Entryphone system. Coved ceiling. Vinyl wood effect flooring. Built in cupboard with mirrored doors.

Lounge
15'2 x 13'9 (4.62m x 4.19m)
Radiator. Coved ceiling. Wall lights. TV point. Double glazed window.

Cloakroom
Low level WC. Wash hand basin with mixer tap and cupboard below. Part tiled walls. Radiator.

Kitchen
9'3 x 6'3 (2.82m x 1.91m)
Fitted range of white high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine (included). Space for upright fridge freezer (included). Wall mounted gas boiler. Part tiled walls. Inset spotlights. Double glazed window.

Bedroom
12'7 x 11'0 (3.84m x 3.35m)
Radiator. Extensive range of fitted wardrobes. Further built in cupboard. Double glazed window. Door to-

En Suite Bathroom
White suite comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Extractor fan. Vinyl wood effect flooring. Acrylic panelled walls.

Outside
The apartment is set in pleasant lawned communal garden.

Parking
There are residents parking facilities on a first come, first served basis.

COUNCIL TAX BAND = B

EPC = 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: £100 per annum. £50 paid half yearly.
Maintenance: £366.68 per quarter.
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.