



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £210,000



### 17 West House, Chiswick Place, Eastbourne, BN21 4NJ

Two bedroom purpose built apartment in a favoured block in the Devonshire Quarter of Eastbourne, adjacent to the theatres, international tennis centre, seafront and town centre. Being sold with no onward chain and located on the third floor with a westerly aspect towards Devonshire Park, the property comprises; large entrance hall, two double bedrooms, bright and airy lounge opening on to the balcony, modern fitted kitchen, shower room and separate WC. There is also a private store room within the lower level of the development.

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## Main Features

- Spacious West Town Centre Apartment With Views Over Devonshire Tennis Courts
- 2 Bedrooms
- Third Floor
- Spacious Lounge Leading To Sun Balcony
- Fitted Kitchen
- Modern Shower Room & Separate Cloakroom
- Double Glazing & Underfloor Heating
- Private Store Room
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Airing cupboard.

## Lounge

21'8 x 12'0 (6.60m x 3.66m )

Electric fireplace. Double glazed window and patio doors to -

## Sun Balcony

12'5 x 3'2 (3.78m x 0.97m )

With stunning far reaching views over Devonshire Tennis Courts towards the South Downs.

## Fitted Kitchen

11'10 x 7'0 (3.61m x 2.13m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level electric oven. Integral washing machine. Double glazed window to side aspect.

## Bedroom 1

13'5 x 12'7 (4.09m x 3.84m )

Fitted wardrobes. Double glazed window to rear aspect.

## Bedroom 2

13'5 x 8'5 (4.09m x 2.57m )

Double glazed window to rear aspect.

## Modern Shower Room

Suite comprising shower cubicle with wall mounted shower and handrail. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Frosted double glazed window.

## Cloakroom

Low level WC. Wash hand basin with mixer tap. Double glazed window.

## Other Details

There is a private store room within the lower level of the development.

Council Tax Band = C

EPC = D

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: Peppercorn**

**Maintenance: £2000 per annum**

**Lease: 116 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.