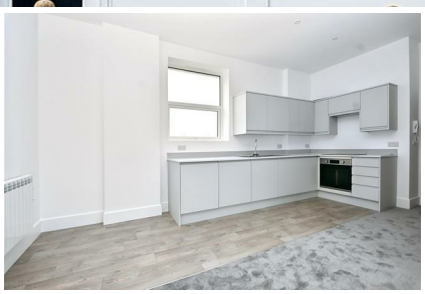
TOWN FLATS

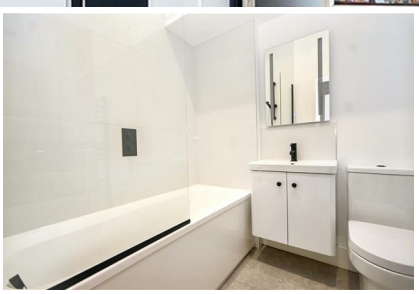
01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

£125,000





Flat 3, 22-24 Susans Road, Eastbourne, BN21 3TJ

A one bedroom first floor apartment forming part of this wonderful town centre refurbishment. Being sold CHAIN FREE the flat benefits from a security entryphone system, newly fitted bathroom/WC, open plan lounge/fitted kitchen and bedroom both to front aspect and electric heating. All of the town centre amenities are within comfortable walking distance. An internal inspection comes highly recommended.

Leasehold - Share of Freehold

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£125,000

Main Features

- Extremely Well Presented Town Centre Apartment
- 1 Bedroom
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Within Easy Walking Distance Of The Seafront, Mainline Railway Station & Beacon Shopping Centre
- CHAIN FREE

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

Hallway
Inset spotlights.

Open Plan Lounge/Fitted Kitchen
16'9 x 15'11 (5.11m x 4.85m)
Electric radiators. Inset spotlights. Double glazed window.

Fitted Kitchen Area
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Tiled splashback. Integrated washing machine and dishwasher. Inset spotlights. Electric radiator. Wood effect flooring.

Bedroom
13'6 x 6'6 (4.11m x 1.98m)
Electric radiator. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with mixer tap, shower over and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Wall mirror with LED lighting. Inset spotlights.

EPC = E

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: Peppercorn
Maintenance: Awaiting confirmation
Lease: We have been advised by the vendor that the property will be sold with a new 999 year lease. 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.