



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£245,000



2 Bedroom



1 Reception



1 Bathroom



The Apartment, 2 Kings Drive, Eastbourne, BN21 2NU

An exceptionally spacious two double bedroom apartment occupying the entire first floor of an impressive detached period residence, enjoying generous room proportions, a private entrance and the rare convenience of allocated parking directly outside its own front door. Offering a wonderful sense of space and character throughout, the property features two large double bedrooms and attractive leafy outlooks to the rear. Further benefits include gas central heating, predominantly double glazed windows, a share of freehold and the balance of a 999 year lease. Situated along a favoured road, the property enjoys an excellent position within easy reach of Eastbourne town centre, Eastbourne District General Hospital, local shops, amenities and transport links. Offered CHAIN FREE, this substantial apartment presents a fantastic opportunity for buyers seeking generous accommodation, period character and the convenience of private parking in a highly desirable location.



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The Apartment,
2 Kings Drive,
Eastbourne, BN21 2NU

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Main Features

- Entire First Floor of Detached Residence
- Exceptionally Spacious Accommodation
- Two Generous Double Bedrooms
- Private Entrance and Allocated Parking
- Attractive Leafy Rear Outlook
- Share Of Freehold
- Balance of 999 Year Lease
- Gas Central Heating and Double Glazing
- Favoured Location
- Chain Free

Entrance
Private timber entrance door to -

Hallway
19' x 5'6 (5.79m x 1.68m)
Door for side access. Stairs to first floor landing.

Landing
Radiator. Single glazed window to side aspect.

Cloakroom
Low level WC. Double glazed window to front aspect.

Bay Windowed Lounge/Dining Room
17'6 x 16'2 (5.33m x 4.93m)
2 Radiators. Feature fireplace with gas fire. Large walk-in storage (13'1 x 5'9) behind chimney breast. Double glazed bay window to rear aspect.

Fitted Kitchen
15' x 8' (4.57m x 2.44m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Boiler within cupboard. Plumbing and space for washing machine. 2 Further under counter spaces for appliances. Radiator. Double glazed window to front aspect.

Bedroom 1
15'10 x 13'6 (4.83m x 4.11m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2
14' x 11' (4.27m x 3.35m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect

Spacious Bath & Shower Room/WC
11' x 7'2 (3.35m x 2.18m)
Suite comprising claw foot roll top bath with central mixer tap. shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Frosted double glazed window.

Parking
The space directly in front of the property's private entrance.

AGENTS NOTE:

- The property is currently run as a successful Airbnb/holiday let generating approximately £18,000 per annum.
- The property can be sold fully furnished upon negotiations.
- The entire property and freehold can be purchased upon further negotiations.

Council Tax Band = B (TBC)

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: N/A
Maintenance: As & when required
Lease: 999 years from 2007. 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.