Flat 19 Laleham Court, Laleham Close, Eastbourne, BN21 2LQ

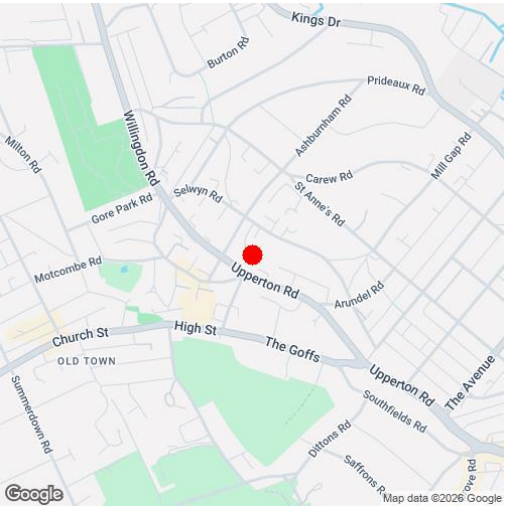
Price £195,000 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented two double bedroom flat located on the first floor of this well maintained purpose built block within the Upperton area of Eastbourne and close to Gildredge Park, a Waitrose store and excellent bus routes. Laleham Court is located at the end of a quiet cul-de-sac and benefits from accommodation comprising communal entrance hall, stairs and passenger lift to all floor, spacious private entrance hall with an abundance of built in storage cupboards, kitchen with range of matching wall and base units, great size sitting/dining room boasting lots of natural light, two great size double bedrooms and a modern bathroom/WC. The property has the convenience of an allocated parking space to the front and additional benefits include double glazing, gas central heating and a share of the freehold. The property is situated close to a variety of amenities and Eastbourne town centre, train station and seafront are within easy reach.



At a Glance:

- Bright and spacious two bedroom first floor flat
- Popular Upperton location
- Close to Waitrose and Gildredge Park
- Sitting/dining room
- Kitchen
- Modern Bathroom/WC
- Large entrance hall with storage cupboards
- Allocated parking space
- Share of the freehold
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM
14'7" (4.45m) x 12'2" (3.71m)

KITCHEN
12'6" (3.81m) x 7'0" (2.13m)

BEDROOM 1
11'8" (3.56m) x 11'2" (3.4m)

BEDROOM 2
11'4" (3.45m) x 7'0" (2.13m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

LEASE:
remainder of a 999 year lease (Share of Freehold)

MAINTENANCE:
approx £3,000 per annum

GROUND RENT:
n/a

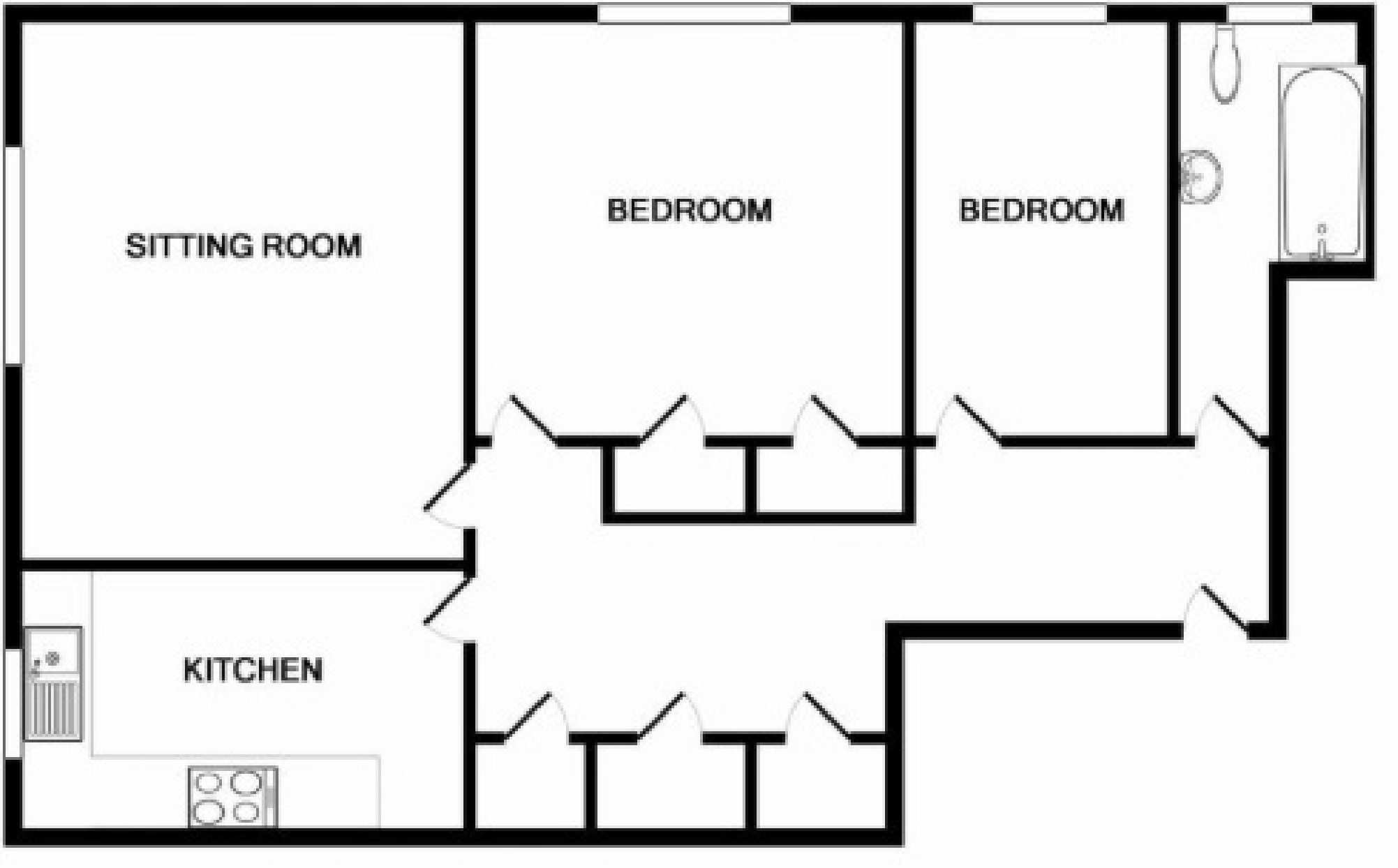
PETS:
allowed

LETTING:
allowed

COUNCIL TAX:
Band `C`

EPC:
`C`

(All details concerning the terms of the Lease and outgoings are subject to verification)



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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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