



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £165,000



## 2 Highview, 17 Kings Avenue, Eastbourne, BN21 2PE

A spacious two double bedroom ground floor purpose built flat offered to the market CHAIN FREE and vacant, presenting an excellent opportunity for owner occupiers. The accommodation features a large full width balcony with open views, well proportioned rooms and the added benefit of a private integral garage to the rear of the building. The property comes with a share of freehold, a 999 year lease balance and enjoys low service charges within a well run building. While the flat now requires updating and modernisation, it offers fantastic potential to create a comfortable and stylish home. Ideally situated in the popular Upperton area, the flat occupies a convenient position between the town centre and the hospital, with excellent bus routes close at hand for easy access around the area. Please note that the building does not permit subletting, making the property unsuitable for investors seeking a buy to let opportunity, but ideal for purchasers looking for a long term home in a well established residential location.



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17 Kings Avenue,  
Eastbourne, BN21 2PE

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Main Features

- Spacious Upperton Apartment
- 2 Double Bedrooms
- Ground Floor
- Spacious Lounge
- Sun Balcony With Open Views
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Garage
- CHAIN FREE

Entrance

Communal entrance with ground floor private entrance door to -

Hallway

Radiator. Cupboard.

Lounge

16'8 x 12'4 (5.08m x 3.76m)

Radiator. Double glazed balcony doors to -

Sun Balcony

23'5 x 4'0 (7.14m x 1.22m )

With open views.

Fitted Kitchen

11'9 x 9'0 (3.58m x 2.74m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Radiator. Double glazed window to front aspect.

Bedroom 1

16'3 x 11'11 (4.95m x 3.63m )

Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2

12'4 x 8'9 (3.76m x 2.67m )

Radiator. Double glazed window to front aspect.

Shower Room/WC

Suite comprising shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Double glazed window to side aspect.

Garage

With up & over door. Situated to rear of the block.

EPC = D

Council Tax Band = B

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: £80 per calendar month

Lease: 999 years from 1974. 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.