



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£119,950



68B Ashford Road, Eastbourne, BN21 3TB

Ideally situated within easy reach of Eastbourne town centre, this well maintained one bedroom hall floor apartment has been carefully looked after by the current owner and is offered to the market chain free with vacant possession. The property provides comfortable and well proportioned accommodation, making it an ideal choice for a first time buyer, investor or those looking for a convenient town centre base. The apartment is ideally located for Eastbourne's mainline railway station, together with a wide range of shops, restaurants, theatres and other local amenities, all within easy reach. An internal viewing is highly recommended to fully appreciate the accommodation and convenient location this property has to offer.



www.town-property.com



info@townflats.com

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Main Features

- Well Maintained 1 Bedroom Hall Floor Apartment
- Spacious Lounge
- Fitted Kitchen With Space For Appliances
- Modern Bathroom/WC
- Double Glazing
- Ideally Situated Within Easy Reach Of Eastbourne Town Centre & Railway Station
- Excellent Range Of Shops, Restaurants, Theatres & Local Amenities Nearby
- Ideal First Time Purchase Or Investment Opportunity

Entrance

Stairs to communal entrance with hall floor private entrance door to -

Lounge

12'10 x 12'6 (3.91m x 3.81m)
Radiator. Double glazed Sash window to front aspect. Door to -

Hallway

Radiator. Cupboard.

Bedroom

12'11 x 10'8 (3.94m x 3.25m)
Radiator. Double glazed Sash window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Fitted Kitchen

8'8 x 7'3 (2.64m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Wall mounted boiler. Plumbing and space for appliances. Radiator. Double glazed window

EPC = C

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: N/A

Maintenance: Once a sale is agreed on this property Elite Managing Agents will take on the management of the block. It is thought the maintenance charges will be approximately £150 per calendar month, however this is subject to change

Lease: 125 years from 2009.

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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.