



Flat 1, 10a Upper Avenue, Eastbourne, BN21 3XH

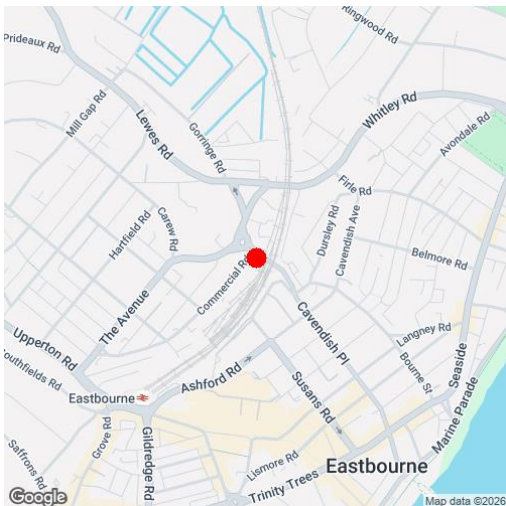
Price £139,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A unique and stylish two bedroom split level apartment located within easy reach of Eastbourne town centre and mainline train station and being offered to the market chain free. This delightful property boasts accommodation which comprises the main entrance on street level opening to a large open place living space incorporating a good size kitchen area with comprehensive range of matching wall and base units with area for a small dining table and chairs plus lounge area. There is a stylish metal spiral staircase leading down to a lower level where there is an inner hall which leads to two good size bedrooms along with a bathroom with suite comprising corner bath, independent shower cubicle, pedestal wash hand basin and low level wc. There is the benefit of double glazing and gas central heating.





At a Glance:

- Unique two bedroom split level apartment
- Close to Eastbourne town centre and train station
- Open plan sitting room, dining area and kitchen
- Private entrance
- Attractive metal spiral staircase to lower level
- Bathroom with bath and separate shower cubicle
- Chain free
- Double glazing
- Gas central heating
- Well presented throughout

Accommodation:

PRIVATE FRONT DOOR

OPEN PLAN KITCHEN / DINING AREA & SITTING ROOM

20'7" (6.27m) x 15'5" (4.7m)

SPIRAL STAIRCASE DOWN TO:

HALLWAY

BEDROOM 1

13'4" (4.06m) x 11'4" (3.45m)

BEDROOM 2

13'4" (4.06m) x 11'8" (3.56m)

BATH & SHOWER ROOM / WC

LEASE:

103 years remaining

MAINTENANCE:

Vendor advised £600 a year

GROUND RENT:

£100 per annum

PETS:

with permission from the freeholder

LETTING:

to be confirmed

COUNCIL TAX:

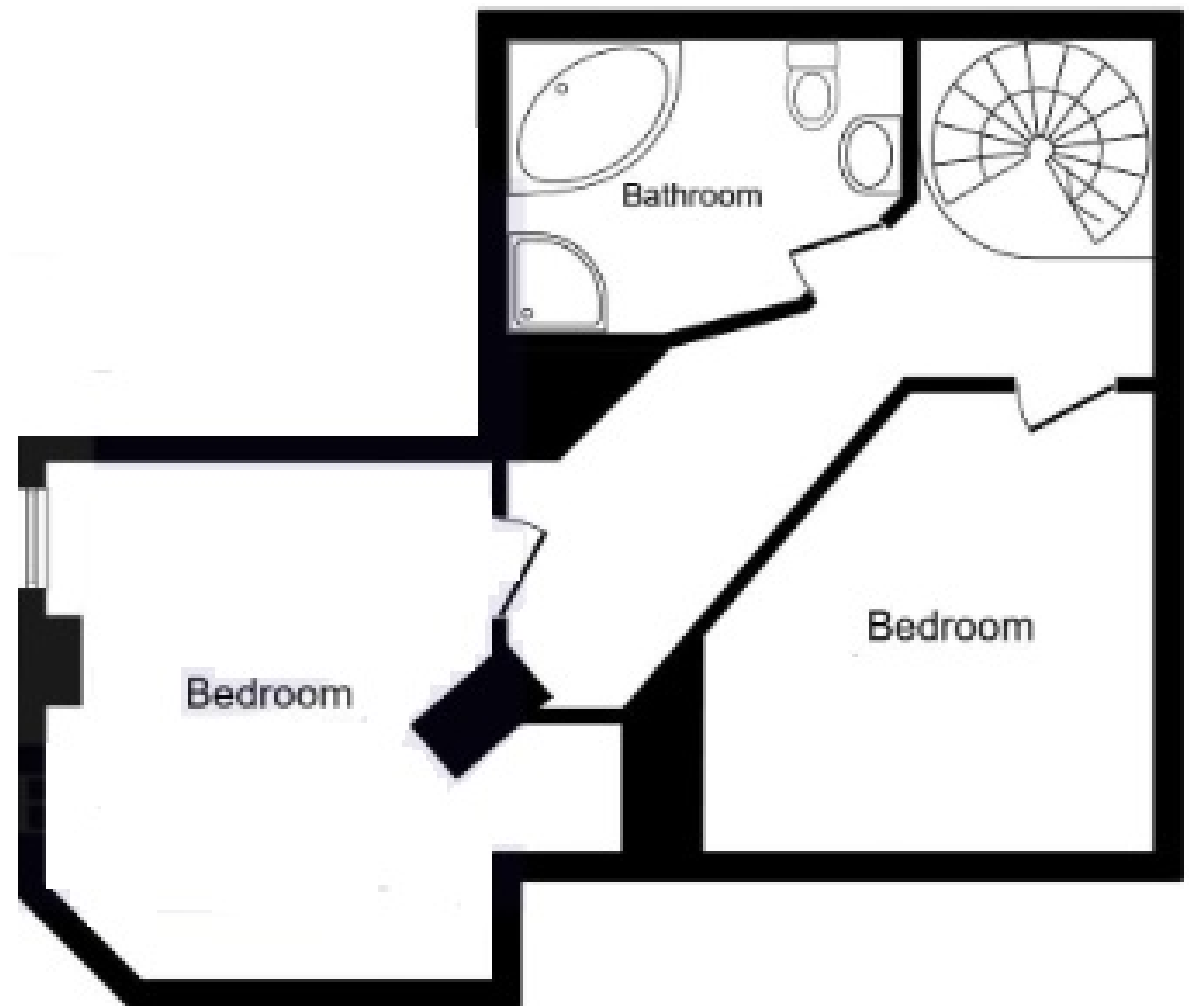
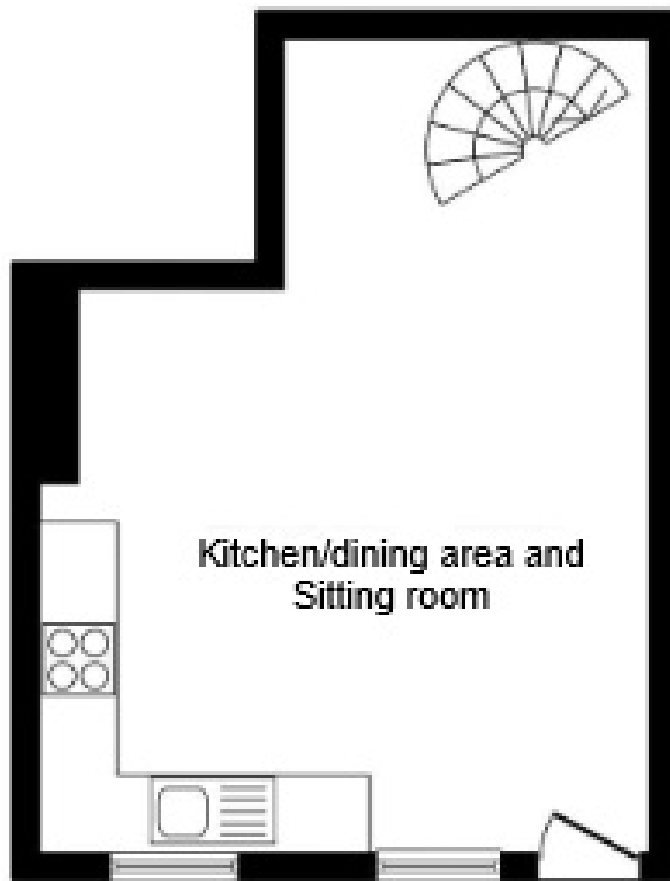
Band 'A'

EPC:

'D'

(All details concerning the terms of the Lease & outgoing are subject to verification)





Ref: 1

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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5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk