TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

## Guide Price
## £145,000 - £155,000









# 4 Embassy Court, 31 Lewes Road, Eastbourne, BN21 2BU

*** GUIDE PRICE £145,000 - £155,000 ***
Being sold CHAIN FREE, this spacious first floor flat on the borders of Upperton has two bedrooms and a spacious sitting/dining room and a kitchen/breakfast room with integrated and free standing appliances included as seen. New carpets have been fitted to most areas and further benefits include double glazing and gas fired central heating, again with the boiler having been replaced in recent years. In addition, there is a basement store room, communal gardens and a GARAGE. The numerous town centre amenities, mainline railway station and nearby schools can all be found within close walking distance.

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Leasehold

# 4 Embassy Court, 31 Lewes Road, Eastbourne, BN21 2BU

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### Main Features

- Spacious Upperton Apartment
- 2 Bedrooms
- First Floor
- Sitting/Dining Room
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- New Carpets
- Garage (Currently Let) & Store Room
- CHAIN FREE

### Entrance
Communal entrance with security entry phone system. Communal hallway with stairs to first floor private entrance door to -

### Hallway
Radiator. Storage cupboard. Airing cupboard. New carpet.

### Sitting/Dining Room
17'2 x 12'2 (5.23m x 3.71m )
Radiator. New carpet. Double glazed window to front aspect.

### Fitted Kitchen/Breakfast Room
11'6 x 9'1 (3.51m x 2.77m )
Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring gas hob and electric oven under. Extractor cooker hood. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Radiator. Double glazed window to front aspect.

### Bedroom 1
13'5 x 10'0 (4.09m x 3.05m)
Radiator. New carpet. Double glazed window to rear aspect with far reaching views.

### Bedroom 2
9'11 x 7'9 (3.02m x 2.36m )
Radiator. New carpet. Double glazed window to rear aspect with far reaching views.

### Modern Bathroom/WC
Suite comprising panelled bath with shower screen & wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

### Outside
Communal rear garden laid to lawn with trees and shrub borders.

### Other Details
There is also a lower ground floor basement room (No. 4) which is lockable and a store room between Flat 4 & next door which is shared between the two flats.

### Garage (Next To Bin Store)
With up & over door.

### AGENTS NOTE:
The garage is currently let at £100 per calendar month on a week to week contract.

### EPC = C

### 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: £200 per annum**
**Maintenance: £650 per quarter**
**Lease: 96 years remaining. We have been advised of the remaining 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.