TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£215,000









59 Blakes Way, Eastbourne, BN23 6EN

A beautifully presented two double bedroom, two bathroom apartment enjoying a superb seafront-facing position and a private balcony with sea views. The property has been modernised throughout and offers a contemporary finish, including a modern fitted kitchen and stylish main shower room. The accommodation provides two well proportioned double bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room, alongside a spacious lounge with direct access onto the balcony. The balcony provides an excellent outside space from which to enjoy the coastal outlook. Further benefits include an extended lease and private garage, adding valuable storage and parking. An excellent opportunity to acquire a modernised two double bedroom apartment with two bathrooms, balcony, garage and sea views in a highly desirable seafront setting.

www.town-property.com info@townflats.com

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Main Features

- Impressive Seafront Facing Apartment
- Lounge
- Modern Fitted Kitchen
- En Suite Shower Room/WC
- Modern Shower Room/WC
- Seafront Facing With Private Balcony
- Sea Views From The Balcony
- Garage
- Nicely Presented & Modernised Throughout

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to-

Hallway
Electric radiator. Airing cupboard with new water cylinder.

Lounge
13'6 x 10'11 (4.11m x 3.33m)
Electric radiator. Double glazed window to front aspect. Double glazed door to balcony.

Kitchen
11'2 x 7'9 (3.40m x 2.36m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge, freezer, dishwasher and washing machine. Electric radiator. Double glazed window to side aspect.

Bedroom 1
12'2 x 8'7 (3.71m x 2.62m)
Electric radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Show Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Fully tiled walls.

Bedroom 2
8'11 x 8'8 (2.72m x 2.64m)
Electric radiator. Double glazed window to front aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Extractor fan.

COUNCIL TAX BAND = C

EPC = C

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: Peppercorn
Maintenance: £1696 per annum. £858 paid 6 monthly.
Lease: 125 years from 2025, we have been advised of the lease term, we have not seen then 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.