TOWN FLATS

01323 416600

Leasehold

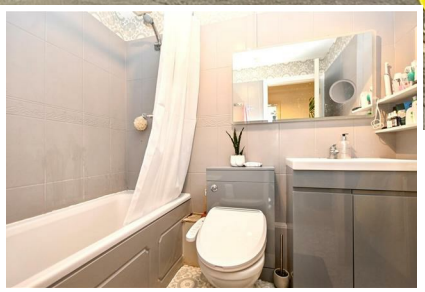
2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£170,000 - £190,0000









5 Sussex Mansions, Cornfield Terrace, Eastbourne, BN21 4NS

GUIDE PRICE £170,000 - £180,000
A spacious 2 bedroom 2 bathroom second floor apartment in Eastbourne immediate town centre. Being sold CHAIN FREE the flat benefits from 2 double bedrooms, one with an en-suite shower room/WC and fitted kitchen/breakfast room. Further benefits include double glazing and gas central heating. Eastbourne's town centre, mainline railway station and seafront are all within comfortable walking distance. An internal inspection comes highly recommended.

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Leasehold

5 Sussex Mansions
Cornfield Terrace
Eastbourne, BN21 4NS

Guide Price
£170,000 - £190,000

Main Features

- Spacious Town Centre Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway
Radiator. Built-in double cupboard. Wood effect flooring.

Lounge
13'10 x 12'10 (4.22m x 3.91m)
Radiator. Coved ceiling. Wall lights. Doors to kitchen and bedroom.

Fitted Kitchen/Breakfast Room
13'1 x 9'1 (3.99m x 2.77m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Space for fridge/freezer. Plumbing and space for washing machine and dishwasher. Double glazed window to front aspect.

Bedroom 1
11'1 x 11'0 (3.38m x 3.35m)
Radiator. Ceiling rose. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
15'2 x 12'11 (4.62m x 3.94m)
Radiator. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Extractor fan.

Modern Bathroom/WC
Suite comprising panelled bath with shower over. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC with bidet wash function. Extractor fan. Radiator. Illuminated mirror.

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: £100 per annum
Maintenance: Details on request
Lease: 125 years from 2001. 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.