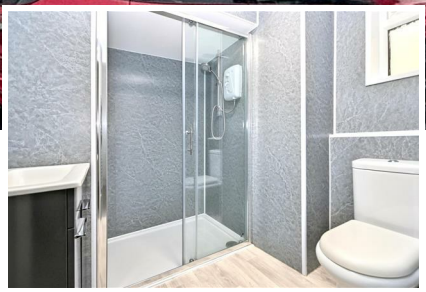
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

# £199,950



## Flat 1, 27 Hyde Gardens, Eastbourne, BN21 4PX

A well presented 2 bedroom ground floor apartment with private entrance door and allocated parking space. Enviably situated in Eastbourne's immediate town centre the flat is being sold CHAIN FREE and benefits from 2 double bedrooms, the master having an en-suite bathroom/WC, further shower room/WC, spacious bay windowed lounge and refitted kitchen with large serving hatch to the lounge. The flat is being sold with a share of the freehold and is within easy walking distance of the Beacon shopping centre and mainline railway station. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

# Flat 1, 27 Hyde Gardens, Eastbourne, BN21 4PX

# £199,950

## Main Features

- Well Presented Town Centre Apartment With Private Entrance Door
- 2 Bedrooms
- Ground Floor
- Spacious Bay Windowed Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- En-Suite Bathroom/WC
- Allocated Parking Space
- Share Of The Freehold
- CHAIN FREE

### Entrance
Private entrance door to -

### Hallway
Radiator. Coved ceiling. Airing cupboard housing hot water cylinder and storage above.

### Bay Windowed Lounge
18'8 x 17'6 (5.69m x 5.33m )
Radiators. Feature fireplace with tiled hearth and surround. Dado rail. Double glazed bay window to front aspect.

### Fitted Kitchen
8'8 x 6'9 (2.64m x 2.06m )
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Space for upright fridge/freezer. Serving hatch to the lounge. Extractor fan. Wood effect flooring.

### Bedroom 1
14'10 x 14'1 (4.52m x 4.29m)
Radiator. 2 Double glazed windows to rear aspect. Door to –

### En-Suite Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Radiator.

### Bedroom 2
9'4 x 7'6 (2.84m x 2.29m )
Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window to rear aspect.

### Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard under. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

### Parking
The flat has an allocated parking space to the rear.

EPC = C

Council Tax Band = 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: N/A**
**Maintenance: £2595 per annum**
**Lease: 954 years remaining. 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.