



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

£225,000



53 Park Gates, Chiswick Place, Eastbourne, BN21 4BD

A highly desirable two bedroom first floor apartment forming part of the smaller block within Park Gates. The block contains just six apartments, has no lift and operates independently from the main Park Gates building, with its own maintenance arrangements. The apartment itself offers spacious accommodation, including an en-suite to the principal bedroom, an exceptionally large second bedroom, bathroom and separate WC. Residents benefit from parking on a first come, first served basis, while the property is offered chain free with a share of the freehold. Its immediate West Town Centre location is a major attraction, being within easy reach of Eastbourne's seafront, theatres, international tennis courts and town centre amenities. A particularly appealing apartment in a sought after development and location.



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info@townflats.com

53 Park Gates,
Chiswick Place,
Eastbourne, BN21 4BD

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Main Features

- 2 Double Bedroom First Floor Flat
- En-Suite To Principal Bedroom
- Exceptionally Large Second Bedroom
- Separate Bathroom & WC
- Residents' Parking On A First Come First Served Basis
- Share Of Freehold
- Exclusive Six Apartment Block
- Highly Desirable West Town Centre Location
- CHAIN FREE

Entrance

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

Hallway

Radiator. 2 cupboards.

Lounge/Dining Room

21'2 x 12'4 (6.45m x 3.76m)
Radiator. 2 Double glazed windows to front aspect.

Fitted Kitchen

11'5 x 8'0 (3.48m x 2.44m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. Eye level double oven. Plumbing and space for washing machine, dishwasher and fridge/freezer. Wall mounted boiler. Double glazed window to rear aspect. Fire escape/rear door access.

Bedroom 1

11'3 x 11'1 (3.43m x 3.38m)
Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail.

Bedroom 2

15'11 x 9'4 (4.85m x 2.84m)
2 Radiators. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom

Suite comprising panelled bath with electric shower over. Wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

Separate Cloakroom

Low level WC. Frosted double glazed window.

Parking

Residents parking on a first come first served basis with a permit.

Council Tax Band = D

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: £639 paid per quarter

Lease: 150 years from 2000. 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.