TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£175,000









5 Burlington Villas, 78-86 Seaside Road, Eastbourne, BN21 3PZ

An extremely spacious 2 bedroom lower ground floor flat with private entrance door and private rear garden. Situated in Seaside within yards of the seafront and local shops the flat benefits from 2 double bedrooms, a modern Jack & Jill bathroom/WC, fitted kitchen and lounge/dining room. The rear garden is laid to patio and has gated side access. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Main Features

- Extremely Spacious Two Bedroom Lower Ground Floor Garden Flat
- Private Entrance
- Private Rear Garden With Gated Side Access
- Spacious Bay Lounge/Dining Room
- Fitted Kitchen
- 2 Generous Double Bedrooms
- Modern Jack And Jill Bathroom/WC
- Double Glazing And Gas Central Heating
- Yards From Seafront And Local Shops
- Ideal First Time Buy Or Investment Opportunity

Entrance
Private entrance door to -

Hallway
Radiator. Coved ceiling.

Lounge/Dining Room
20'2 x 13'3 (6.15m x 4.04m)
Radiator. Coved ceiling. Wall lights Door to kitchen. Double glazed French doors to garden.

Fitted Kitchen
10'0 x 8'9 (3.05m x 2.67m)
Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Integrated fridge/freezer. Wall mounted gas boiler. Part tiled walls. Double glazed window overlooking the garden.

Bay Windowed Bedroom 1
16'3 x 11'5 (4.95m x 3.48m)
Radiator. Coved ceiling. Built-in wardrobe. Double glazed bay window to front aspect.

Bedroom 2
11'3 x 7'1 (3.43m x 2.16m)
Radiator. Coved ceiling. Television point. Double glazed window to side aspect.

Modern Jack & Jill Bathroom/WC
White suite comprising 'P' bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Inset spotlights. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The flat has a private rear garden that is laid to patio and pebbles with gated side access.

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 125 years from 2002. 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.