



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£159,950



Flat 1, 41a South Street, Eastbourne, BN21 4UP

A CHAIN FREE 2 bedroom split level apartment enviably situated in the heart of Little Chelsea. Being within easy walking distance of the town centre and mainline railway station the flat benefits from a fitted kitchen, modern en-suite bathroom, part double glazing and gas central heating. The flat is considered ideal for first time buyers or investment purposes and an internal inspection comes highly recommended.



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info@townflats.com

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Eastbourne, BN21 4UP

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Main Features

- Split Level Little Chelsea Apartment Just Yards From Eastbourne Town Centre
- 2 Bedrooms
- First & Second Floors
- Lounge
- Fitted Kitchen
- Modern En-Suite Shower Room/WC
- Partly Double Glazed
- Gas Central Heating
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Understairs cupboard. Stairs to second floor.

Lounge

11'2 x 10'3 (3.40m x 3.12m)

Radiator. Television point. Telephone point. Double glazed window. Opening to -

Fitted Kitchen

8'8 x 8'4 (2.64m x 2.54m)

Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood. Plumbing and space for washing machine. Inset spotlights. Built-in 'eye' level microwave. Window.

Stairs From First To Second Floor Landing:
Skylight.

Bedroom 1

11'3 x 9'7 (3.43m x 2.92m)

Radiator. Built-in wardrobe. Double glazed window. Door to -

En-Suite Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboards below. Chrome heated towel rail. Inset spotlights. Shaver point.

Bedroom 2

8'6 x 7'3 (2.59m x 2.21m)

Radiator. Cupboard housing gas boiler. Loft access (not inspected). Window.

EPC = D

Council Tax Band = A

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: As & when required

Lease: 125 years from 2016. 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.