



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £215,000



### Flat 2, 41 Gore Park Road, Eastbourne, BN21 1TG

An extremely well presented 2 bedroom split level apartment that has been recently and comprehensively renovated throughout. Enviably situated in the Old Town within yards of the popular Motcombe Village, the apartment benefits from a private entrance door, refitted kitchen & shower Room/WC, 2 spacious double bedrooms, double glazing, gas central heating and new floor coverings. The flat is being sold CHAIN FREE and has a lease in excess of 100 years.

Flat 2, 41 Gore Park Road,  
Eastbourne, BN21 1TG

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## Main Features

- Extremely Well Presented Split Level Old Town Apartment
- 2 Bedrooms
- Hall & First Floors
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- New Floor Coverings
- Share Of The Freehold & Lease In Excess Of 100 Years
- CHAIN FREE

### Entrance

Stairs to hall floor private entrance door to -

### Hallway

Radiator. Corniced ceiling. Understairs cupboard. Stairs to first floor.

### Bay Windowed Lounge

13'7 x 11'5 (4.14m x 3.48m )

Radiator. Feature fireplace. Ceiling rose. Corniced ceiling. Double glazed bay window to front aspect.

### Fitted Kitchen

10'7 x 9'3 (3.23m x 2.82m )

Modern range of fitted 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 upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

### Modern Shower Room/WC

Suite comprising shower cubicle with rainwater shower head. Vanity unit with wash hand basin and cupboard under. Frosted double glazed windows.

### Stairs to First Floor Split Level Landing:

cupboard housing gas boiler. Double glazed window.

### Bedroom 1

15'7 x 11'2 (4.75m x 3.40m )

Radiator. Picture rail. 2 Double glazed windows to front aspect.

### Bedroom 2

10'11 x 9'7 (3.33m x 2.92m )

Radiator. Feature fireplace. Double glazed window to rear aspect.

### AGENTS NOTES:

The vendor has advised us that pets are allowed.

EPC = C

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: Peppercorn**

**Maintenance: As & when required. Building insurance approximately £200 per annum.**

**Lease: 131 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.