TOWN FLATS

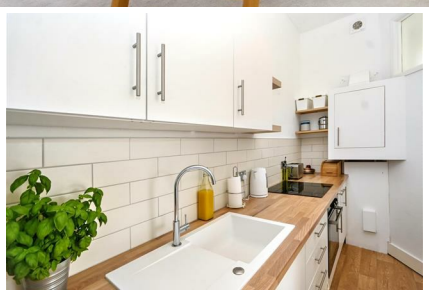
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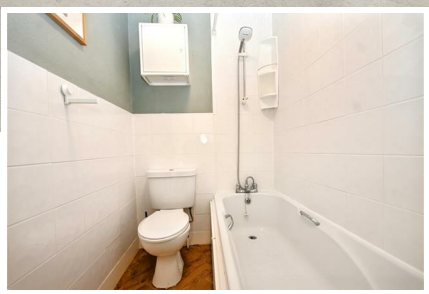
Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£138,000









2 Blackwater Court, 1a Cornfield Terrace, Eastbourne, BN21 4NN

CHAIN FREE
An extremely well presented one bedroom first floor apartment enviably situated for Eastbourne seafront and town centre. Providing bright and airy accommodation with a wonderful double aspect lounge with floor to ceiling bay window, a refitted kitchen, bathroom and double bedroom. With gas central heating and a lease term in excess of 100 years an internal inspection comes highly recommended.

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1a Cornfield Terrace,
Eastbourne, BN21 4NN

Leasehold

£138,000

Main Features

- CHAIN FREE
- Extremely Well Presented Town Centre Apartment
- 1 Bedroom
- First Floor
- Wonderful Double Aspect Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- Extended Lease Term
- Highly Sought After Location Yards From Eastbourne Seafront, Town Centre & Devonshire Park Tennis Courts

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

Hallway
Entryphone handset. Wood effect flooring.

Wonderful Double Aspect Lounge/Dining Room
15'10 x 14'6 (4.83m x 4.42m)
Radiator. Picture rail. Floor to ceiling Sash bay window to side aspect & further floor to ceiling Sash window to front aspect.

Fitted Kitchen
12'7 x 4'8 (3.84m x 1.42m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Plumbing and space for washing machine. Space for upright fridge/freezer. Extractor fan. Cupboard housing boiler. Part tiled walls. Wood effect flooring. Radiator.

Bedroom
12'2 x 8'0 (3.71m x 2.44m)
Radiator. Picture rail. Range of fitted wardrobes. Sash window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap & shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator. Wood effect flooring.

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: £25 per annum
Maintenance: £2538 per annum includes building insurance & contribution to general repairs
Lease: 149 years remaining. We have been advised of the remining 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.