



**2 Bed
Flat
located in Barcombe Close**



**Flat 47, Kildare Court
Barcombe Close
Eastbourne
BN20 8HU**



Communal Entrance

Entry phone. Stairs to second floor.

Entrance Hall

Two storage cupboards and a radiator.

Lounge

Double glazed windows and balcony door to front. Radiator.

Kitchen

This well appointed modern kitchen comprises a range of matching wall and base units. Worktops with integrated gas hob, electric oven under and extractor above. One and a half bowl sink unit. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Tiled splashbacks. Double glazed window to rear aspect.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bathroom

A modern fitted bathroom. Suite to comprise panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Double glazed window to rear aspect.

Parking

Residents parking facilities on a first come first served basis.

Declaration of Interest

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property has a connected interest with Seaford Properties Ltd.

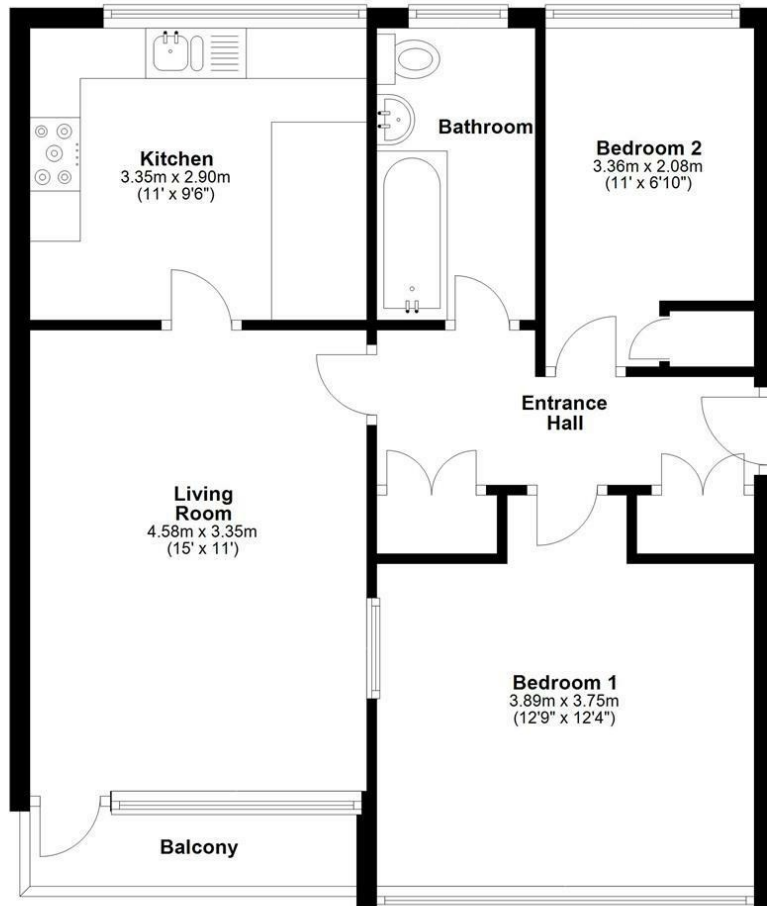
**Guide Price £185,000 -
£200,000**

Seaford Properties are delighted to bring to the market this Ideally situated, spacious two-bedroom flat in Old Town. Being sold completely chain free and is an ideal purchase for a first time buyer or investment property too. Situated on the top floor (second) with a balcony and deemed to be in superb condition, early inspection comes highly recommended. EPC Rating D | Council Tax Band B | Lease 215 years from 1981 | Service Charge £942.43 | Ground Rent £10



Second Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lease: 215 years from 29 June 1981

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