



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£115,000



1 Bedroom



1 Reception



1 Bathroom



Flat 2, 22-24 Susans Road, Eastbourne, BN21 3TJ

A one bedroom ground floor apartment forming part of this high quality development situated in the immediate town centre. Being sold CHAIN FREE the flat benefits from a private entrance door to the lounge & open plan fitted kitchen, double bedroom and newly fitted bathroom/WC. With double glazing and electric heating as well as being within comfortable walking distance of all town centre amenities, an internal inspection comes highly recommended.



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info@townflats.com

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Eastbourne, BN21 3TJ

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Main Features

- Extremely Well Presented Town Centre Apartment With Private Entrance Door
- 1 Bedroom
- Ground Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Within Easy Walking Distance Of The Seafront, Mainline Railway Station & Beacon Shopping Centre
- CHAIN FREE

Entrance

Private entrance to -

Open Plane Lounge/Fitted Kitchen

16'6 x 14'4 (5.03m x 4.37m)

2 Electric radiators. 2 double glazed windows.

Fitted Kitchen Area

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Tiled splashback. Integrated fridge/freezer. Inset spotlights. Wood effect flooring. Door to -

Inner Hallway

Utility cupboard with plumbing & space for washing machine. Loft access (not inspected).

Bedroom

10'0 x 8'7 (3.05m x 2.62m)

Electric radiator. 2 Double glazed windows.

Modern Bathroom/WC

White suite comprising panelled bath with mixer tap, shower over and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Wall mirror with LED lighting. Inset spotlights.

EPC = E

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: Awaiting confirmation

Lease: We have been advised by the vendor that the property will be sold with a new 999 year lease. 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.