TOWN FLATS

01323 416600

Leasehold - Share of Freehold

Guide Price
£155,000 - £165,000

1 Bedroom | 1 Reception | 1 Bathroom

Flat 1, 22-24 Susans Road, Eastbourne, BN21 3TJ

Guide Price £155,000 - £165,000 An extremely well presented one bedroom ground floor garden apartment with private entrance door and private patio rear garden. Situated in Eastbourne's immediate town centre the flat benefits from a spacious double aspect bedroom, newly fitted bathroom, open plan fitted kitchen with integrated fridge/freezer and lounge/dining room with access to the private rear garden. With the seafront, mainline railway station and Beacon shopping centre all within comfortable walking distance an internal inspection comes highly recommended.

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Main Features

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

Entrance
Private entrance door to -

Hallway
Loft access (not inspected). Inset spotlights. Opening to -

Open Plan Lounge/Dining Room & Fitted Kitchen
15'7 x 12'6 (4.75m x 3.81m)
Electric radiator. Double glazed window and French Doors to private rear garden.

Fitted Kitchen Area
12'6 x 6'5 (3.81m x 1.96m)
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 and dishwasher. Inset spotlights. Electric radiator. Wood effect flooring.

Bedroom
11'8 x 11'2 (3.56m x 3.40m)
Electric radiator. Skylight. Double glazed window.

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. Skylight.

Outside
Enclosed private garden laid to patio with gated access, outside tap and lighting.

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.