



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £185,000



## Flat 4, 15 The Avenue, Eastbourne, BN21 3YA

An incredibly spacious 2 bedroom split level apartment enviably situated opposite wonderful gardens and within comfortable walking distance of the town centre and mainline railway station. Benefits include 2 double bedrooms, a wonderful lounge/dining room, spacious landing, fitted kitchen and bathroom. An internal inspection comes very highly recommended.

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Eastbourne, BN21 3YA

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## Main Features

- Split Level Upperton Apartment
- 2 Bedrooms
- Top Floor
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Comfortable Walking Distance To Eastbourne Town Centre & Mainline Railway Station

## Entrance

Communal entrance with security entry phone system. Stairs to first floor with private entrance door & internal staircase to second floor.

## Split Level Landing/Hallway

Mezzanine storage area. Space for office desk with power.

## Lounge/Dining Room

13'11 x 12'1 (4.24m x 3.68m)

Radiator. Picture rail. 2 Sash windows to front aspect.

## Fitted Kitchen

11'5 x 7'2 (3.48m x 2.18m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Radiator. Wall mounted gas boiler. Double glazed window to rear aspect.

## Bedroom 1

14'5 x 13'10 (4.39m x 4.22m)

Radiator. Vanity unit with inset wash hand basin and cupboard below. Sash window to rear aspect.

## Bedroom 2

10'5 x 9'1 (3.18m x 2.77m)

Radiator. Sash window to front aspect.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Vanity unit with inset wash hand basin and cupboard below. Part tiled walls. Frosted window.

Council Tax Band = B

EPC = C

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: £75 per annum.**

**Maintenance: £881.88 paid half yearly**

**Lease: 150 years remaining. We have been advised of the remaining 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.