TOWN FLATS

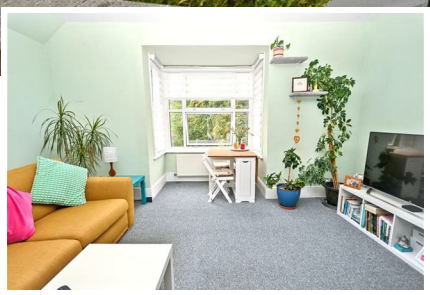
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£160,000









6 Helensgate, 34 Upper Avenue, Eastbourne, BN21 3XL

A well presented one bedroom first floor apartment forming part of this attractive detached residence set in wonderful lawned communal gardens. Situated in Upperton the apartment benefits from a bay windowed lounge with open plan kitchen, a double bedroom with fitted wardrobes and a modern shower room. Further benefits include double glazing, gas central heating and a lease in excess of 100 years. An internal inspection comes very highly recommended.

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Main Features

- Converted Apartment
- First Floor
- 1 Bedroom
- Lounge/Dining Room
- Open Plan Kitchen
- Modern Shower Room/WC
- Communal Gardens
- Residents Parking Facilities

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

Entrance Hallway
Entry phone handset. Built in cupboard with fixed shelving. Inset spotlights.

Lounge/Dining Room
19'6 x 5'2 (5.94m x 1.57m)
Radiator. Inset spotlights. Double glazed bay window.

Open Plan Kitchen
9'8 x 6'2 (2.95m x 1.88m)
Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit with mixer tap. Built in gas hob. Double electric oven. Integrated washer dryer. Inset spotlights. Double glazed window to side aspect.

Bedroom
10'9 x 9'9 (3.28m x 2.97m)
Radiator. Inset spotlights. Fitted wardrobes and overhead storage. Double glazed window to front aspect.

Modern Shower Room/WC
Modern white suite comprising of shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Inset spotlights. Frosted double glazed window.

Outside
The development is set in pleasant lawned communal gardens.

Parking
There are residents parking facilities on a first come, first served basis.

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: £100 per annum. £50 paid half yearly.
Maintenance: £366.68 per quarter.
Lease: 189 years from 1986. We have been advised of the 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.