



TOWN FLATS



01323 416600

Leasehold

Guide Price

£170,000 - £185,000



2 Bedroom



1 Reception



1 Bathroom



29 Elm Park Court, 161 Seaside, Eastbourne, BN22 7LY

GUIDE PRICE £170,000 - £180,000

A well presented and spacious two bedroom top floor flat, ideally located in the popular Redoubt area of Eastbourne. The property benefits from gas central heating and double glazing throughout. The accommodation features a bright open plan lounge/fitted kitchen, creating a modern and sociable living space. Both bedrooms are well proportioned and the flat offers ample storage. Further benefits include off road parking. Situated close to the seafront, local shops, restaurants and excellent transport links, this property offers convenient coastal living.

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161 Seaside,
Eastbourne, BN22 7LY

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Main Features

- Well Presented & Spacious Seaside Apartment Yards From Eastbourne Seafront
- 2 Bedroom
- Second (Top) Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Radiator. Entryphone handset. 2 cupboards.

Open Plan Lounge/Fitted Kitchen

14'1 x 12'5 (4.29m x 3.78m)

Radiator. Double glazed window to front aspect.

Fitted Kitchen Area

10'4 x 6'10 (3.15m x 2.08m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Tiled splashbacks. Inset gas hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Wall mounted boiler. Velux window.

Bedroom 1

11'9 x 9'11 (3.58m x 3.02m)

Radiator. Double glazed window.

Bedroom 2

11'11 x 7'5 (3.63m x 2.26m)

Radiator. Double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Wash hand basin with mixer tap set in vanity unit with cupboard under. Part tiled walls. Heated towel rail. Extractor fan.

Parking

Allocated parking space.

Other Details

The flat benefits from a large storage (10' x 4') area accessed from the car park.

EPC = B

Council Tax Band = B

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: £10 per annum

Maintenance: £123.97 per calendar month

Lease: 125 years from 2006. 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.