



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £159,950



### 3 Pebble House, 43 Broad Oak Close, Eastbourne, BN23 8LL

This spacious ground floor flat offers two generous double bedrooms and benefits from a larger than average layout compared to similar properties. The property features a brand new, modern shower room, along with well proportioned living space ideal for comfortable everyday living. Situated within a purpose built development in the popular Langney area, the flat includes an allocated parking space, ample visitor parking bays, and additional on street parking. Conveniently located close to Langney Shopping Centre, local schools, and a range of everyday amenities, this property is perfectly suited for both homeowners and investors alike.

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43 Broad Oak Close,  
Eastbourne, BN23 8LL

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## Main Features

- Well Presented Larger Design North Langney Apartment
- 2 Bedrooms
- Ground Floor
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Brand New Modern Shower Room/WC
- Double Glazing
- Allocated Parking Space
- Visitors Parking Bay
- Conveniently Located For Local Amenities

## Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

## Hallway

Night storage heater. Airing cupboard. Double cupboard. Entryphone handset.

## L-Shaped Lounge/Dining Room

15'9 x 14'1 (4.80m x 4.29m )

Night storage heater. 2 Double glazed windows.

## Fitted Kitchen

11'4 x 6'4 (3.45m x 1.93m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Double glazed window.

## Bedroom 1

Night storage heater. Double glazed window to side aspect.

## Bedroom 2

10'10 x 9'1 (3.30m x 2.77m)

Night storage heater. Double glazed window to side aspect.

## Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin. Heated towel rail. Extractor fan.

## Parking

One allocated parking space, visitor parking bays plus ample on-street parking.

EPC = C

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: £400 per annum**

**Maintenance: £1000 per annum**

**Lease: 99 years from 1997. 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.