



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£159,950



Flat 3, 2 Hardwick Road, Eastbourne, BN21 4NY

An extremely well presented one bedroom hall floor apartment enviably situated in the west Town Centre. Within easy walking distance of theatres, Devonshire Park tennis courts, seafront and The Beacon shopping centre. The flat benefits from a private entrance door, double bedroom, refitted shower room and a modern open plan fitted kitchen with integrated appliances and lounge with double glazed sash windows and gas central heating.



www.town-property.com



info@townflats.com

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Main Features

- Beautifully Presented Town Centre Apartment
- Bay Windowed Bedroom
- Hall Floor
- Open Plan Lounge/Kitchen With Integrated Appliances
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Close to Mainline Railway Station, The Seafront and The Beacon Shopping Centre

Entrance

Private entrance door to-

Hallway

Radiator. Coved ceiling. Inset spotlights. Part panelled walls. Built in cupboard.

Open Plan Lounge

Radiator. Wood effect flooring. Coved ceiling. Double glazed sash window.

Open Plan Kitchen

Fitted range of high gloss wall and base units, surrounding solid wood worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Inset spotlights. Wall mounted gas boiler. Two double glazed windows.

Bedroom

11'7 x 7'11 (3.53m x 2.41m)

Radiator. Coved ceiling. Inset spotlights. Double glazed bay window to front aspect.

Modern Shower Room/WC

White suite comprising of shower cubicle and low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Extractor fan. Inset spotlights.

Outside

There is an area of private garden to the front.

EPC = D

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: N/A

Maintenance: £1500 per annum. (£750 paid half yearly).

Lease: 999 years from 2017. 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.