



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£139,950



Flat 4, 17 Bolton Road, Eastbourne, BN21 3JT

A CHAIN FREE one bedroom hall floor apartment forming part of this attractive detached residence. Enviably situated in the immediate town centre within easy walking distance of the seafront, Beacon shopping centre and mainline railway station the flat is being sold with a share of the freehold. The flat benefits from a double bedroom, bay windowed lounge, private entrance door, wonderful refitted shower room/WC and double glazing.



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info@townflats.com

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Main Features

- Well Presented Immediate Town Centre Apartment
- 1 Bedroom
- Hall Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Private Entrance Door
- Yards From Eastbourne Town Centre & Seafront
- CHAIN FREE

Entrance

Staircase to the side with private entrance door to -

Hallway

Airing cupboard housing hot water cylinder.

Double Aspect Lounge

17'2 x 11'4 (5.23m x 3.45m)
Feature fireplace. Picture rail. Television point. Double glazed window to side aspect. Bay window to rear aspect.

Fitted Kitchen

7'8 x 4'11 (2.34m x 1.50m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Window to rear.

Bedroom

11'3 x 8'3 (3.43m x 2.51m)
Picture rail. Double glazed window to rear aspect.

Modern Shower Room/WC

Wonderful refitted suite comprising corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin with mixer tap and drawers below. Tiled walls.

Outside

There are lawned communal gardens to the rear.

EPC = E

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: £436 paid half yearly
Lease: 999 years from 1996. 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.