



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

1 Bathroom

£199,950



6 Valentine Court, South Street, Eastbourne, BN21 4LD

A well presented and CHAIN FREE 2 bedroom second floor apartment enviably situated in Eastbourne's immediate town centre. Providing spacious and well proportioned accommodation the flat benefits from 2 double bedrooms, a refitted kitchen, bathroom & cloakroom, sun balcony, double glazing and gas central heating. The Beacon Shopping Centre and mainline railway station are within easy walking distance. An internal inspection comes very highly recommended.

**6 Valentine Court,
South Street,
Eastbourne, BN21 4LD**

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Main Features

- Spacious & Well Presented
- Town Centre Apartment
- 2 Bedrooms
- Second Floor
- Lounge Leading To Sun Balcony
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Built-in cupboard with overhead storage.

Lounge

17'9 x 12'0 (5.41m x 3.66m)

Radiator. Feature fireplace with tiled surround. Coved ceiling. Wall lights. Fitted cupboard and built-in shelving. Double glazed window and door to -

Sun Balcony

To the front aspect with views towards the Church.

Fitted Kitchen

11'3 x 11'3 (3.43m x 3.43m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Radiator. Double glazed window and door to fire escape.

Bedroom 1

15'0 x 11'0 (4.57m x 3.35m)

Radiator. Built-in wardrobe. Fitted shelving. Double glazed window to rear aspect.

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)

Radiator. Double glazed window to front aspect.

Bathroom

White suite comprising panelled bath with chrome mixer tap and shower over. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

Separate Cloakroom

Low level WC.

EPC = D

Council Tax Band = C

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: Awaiting confirmation

Maintenance: £686 paid quarterly

Lease: 999 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.