



TOWN FLATS



01323 416600

Leasehold

Guide Price

£120,000 - £125,000



1 Bedroom



1 Reception



1 Bathroom



22 Discovery House, Susans Road, Eastbourne, BN21 3AG

GUIDE PRICE £120,000 - £125,000

A CHAIN FREE one bedroom first floor apartment forming part of this purpose built development situated in the immediate town centre. Providing well proportioned accommodation the flat benefits from a double bedroom, lounge/dining room with open plan fitted kitchen, modern bathroom, double glazing and electric heating. The seafront, Beacon shopping centre and mainline railway station are all within easy walking distance.

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Eastbourne, BN21 3AG

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Main Features

- Spacious Town Centre Apartment
- 1 Bedroom
- First Floor
- Lounge/Dining Room
- Open Plan Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Bike Store Room
- CHAIN FREE

Entrance

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

Hallway

Wall mounted electric heater. Airing cupboard housing hot water cylinder. Built-in cupboard. Laminate flooring.

Lounge/Dining Room

15'4 x 10'11 (4.67m x 3.33m)

Wall mounted electric heater. Laminate flooring. Double glazed window.

Open Plan Fitted Kitchen

8'1 x 6'9 (2.46m x 2.06m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Stainless steel splashback. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Inset spot lights. Extractor fan.

Bedroom

13'9 x 8'4 (4.19m x 2.54m)

Wall mounted electric heater. Television point. Double glazed window.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Inset spotlights. Extractor fan. Shaver point.

Other Details

There is also a bike store room.

EPC = B

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: £430 per annum

Maintenance: £1200 per annum

Lease: 125 years from 2008. 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.