TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£120,000 - £130,000









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

GUIDE PRICE £120,000 - £130,000
An extremely well presented one bedroom second floor apartment forming part of this purpose built development in Eastbourne town centre. Built by Barrett Homes the flat is being sold CHAIN FREE and benefits from a fitted open pan kitchen, modern bathroom, double bedroom and spacious lounge. The flat has double glazing, electric heating and is set in sizeable communal gardens. Eastbourne town centre and its mainline railway station are within comfortable walking distance.

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Main Features

- Town Centre Apartment
- 1 Bedroom
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heaters
- CHAIN FREE

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

Hallway
Electric heater. Storage cupboard. Storage cupboard housing hot water cylinder.

Lounge
15'1 x 10'11 (4.60m x 3.33m)
Electric heater. Entryphone handset. Double glazed window to rear aspect.

Fitted Kitchen
8'1 x 6'9 (2.46m x 2.06m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven below. Extractor cooker hood. Plumbing and space for washing machine. Spotlights.

Bedroom
13'6 x 8'2 (4.11m x 2.49m)
Electric heater. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising panelled bath with shower over & shower screen. Pedestal wash hand basin with tiled splashback. Low level WC. Part tiled walls. Chrome heated towel rail. Extractor fan. Spotlights.

EPC = C

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: £429.46 per annum
Maintenance: £860.89 ½ yearly to include building insurance and contribution to sinking fund
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.