



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £145,000 - £155,000



1 Bedroom



1 Reception



1 Bathroom



## Flat 5, 14 Meads Street, Eastbourne, BN20 7QT

\*\*\* Guide Price £145,000 - £155,000 \*\*\*

A beautifully presented one bedroom, second (top) floor apartment that has undergone significant improvement by the current vendors. Being offered CHAIN FREE the flat is enviably situated on Meads high street surrounded by local shops and eateries. The flat benefits from a double bedroom, luxury refitted kitchen and shower room, new floor coverings and gas central heating. With a lease in excess of 100 years the flat is considered ideal for first time buyers or for investment purposes. An internal inspection comes very highly recommended.

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Eastbourne, BN20 7QT

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## Main Features

- Converted Meads Apartment
- 1 Bedroom
- Second (Top) Floor
- Lounge
- Luxury Fitted Kitchen
- Modern Luxury Shower Room/WC
- Gas Central Heating
- CHAIN FREE

## Entrance

Communal entrance. Stairs to second (top) floor private entrance door to -

## Hallway

Built in cupboard.

## Lounge

13'6 x 9'6 (4.11m x 2.90m)

Radiator. Feature fireplace with exposed brickwork and inset fire. TV point. Sash window to front aspect.

## Luxury Fitted Kitchen

11'4 x 4'7 (3.45m x 1.40m)

Wonderful range of refitted wall and base units. Worktop with inset single drainer sink unit with hand spray mixer tap. Built in electric oven and hob with stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Wood effect flooring. Double glazed window.

## Bedroom

13'10 x 8'2 (4.22m x 2.49m)

Radiator. Sash window to front aspect.

## Modern Luxury Shower Room/WC

White suite comprising of corner shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

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: £50 per annum.**

**Maintenance: £1810 per annum**

**Lease: 147 years remaining. 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.