



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

£185,000



54 Downside Court, East Dean Road, Eastbourne, BN20 8EG

A beautifully presented one bedroom ground floor apartment forming part of this charming period residence. Having undergone significant improvement by the current vendor the flat benefits from a refitted kitchen with integrated appliances, refitted bathroom, wonderful double bedroom, sealed unit double glazing and private entrance door. The property is located on the Summerdown, Old Town borders and provides easy access to Old Town high street with local amenities and Waitrose supermarket. Bus routes to Brighton are close by along with the picturesque South Downs and Eastbourne Downs Golf course. The flat has an allocated parking space, a share in the freehold and benefits from a long lease term. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

54 Downside Court,
East Dean Road,
Eastbourne, BN20 8EG

£185,000

Main Features

- Beautifully Presented One Bedroom Ground Floor Apartment
- Spacious Double Bedroom
- Bay Windowed Lounge
- Fitted Kitchen With Integrated Appliances
- Modern Bathroom/WC
- Private Entrance Door
- Double Glazing
- Allocated Parking Space
- Conveniently Located For Access To Old Town, Waitrose, Bus Routes To Brighton, The South Downs And Eastbourne Downs Golf Course

Entrance

Private uPVC entrance door to –

Hallway

Radiator. Two built-in cupboards. Double glazed window.

Bay Windowed Lounge

18'3 x 12'10 (5.56m x 3.91m)
Radiator. Picture rail. Oak effect laminate floor. Double glazed bay window to front aspect.

Fitted Kitchen

10'11 x 7'5 (3.33m x 2.26m)
Modern range of fitted grey gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit with chrome mixer tap. Built-in electric hob and oven. Coloured glass splashback with stainless steel extractor cookerhood. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler. Oak effect laminate floor. Two double glazed windows.

Bedroom

13'6 max x 12'8 (4.11m max x 3.86m)
Radiator. Picture rail. Oak effect laminate floor. Double glazed window to rear aspect.

Modern Bathroom/WC

Refitted white suite comprising panelled bath with mixer tap, shower attachment, further shower above and glass shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Contemporary style radiator. Extractor fan. Oak effect laminate floor. Frosted double glazed window.

Outside

The flat benefits from an allocated parking space, lawned communal gardens with borders and a shed.

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: £1000 paid half yearly

Lease: 999 years from 1984. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.