



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £230,000-£240,000



3 Bedroom



1 Reception



2 Bathroom



## 31 Collingwood Close, Eastbourne, BN23 6HW

\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\*

An incredibly spacious 3 bedroom penthouse apartment directly on the seafront and with wonderful sea views. Being offered CHAIN FREE the flat benefits from 3 double bedrooms, the master having a spacious refitted en-suite, further modern bathroom, fitted kitchen and wonderful lounge with opening to dining room and sun balcony which has sea views. The harbour bars and restaurants are within comfortable walking distance and an internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

31 Collingwood Close,  
Eastbourne, BN23 6HW

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## Main Features

- Incredibly Spacious Penthouse Apartment Directly On The Seafront
- 3 Bedroom Top (3rd) Floor
- Lounge/Dining Room
- Sun Terrace With Stunning Sea Views
- Fitted Kitchen
- Modern En-Suite Shower Room/WC & Modern Bathroom/WC
- Double Glazing
- Large Attic Space Perfect For Storage
- Garage
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs to top (3rd) floor private entrance door to -

### Hallway

Electric heater. Airing cupboard housing hot water cylinder. Entryphone handset. Large loft space that has been boarded out & is ideal for storage (not inspected).

### Lounge/Dining Room

21'4 x 19'2 (6.50m x 5.84m)

Electric heater. Feature fireplace. Television point. Coved ceiling. Opening to dining area. Double glazed window with glorious sea views. Double glazed doors to -

### Sun Terrace

With glorious sea views.

### Dining Area

12'5 x 10'11 (3.78m x 3.33m)

Electric heater. Coved ceiling. Double glazed window with stunning sea views.

### Fitted Kitchen

14'11 x 8'2 (4.55m x 2.49m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Double glazed window with wonderful views of the sea and South Downs.

### Bedroom 1

16'2 x 10'9 (4.93m x 3.28m )

Coved ceiling. Double glazed window with glorious far reaching views over Eastbourne.

### En-Suite Shower Room/WC

Refitted white suite comprising shower cubicle. Low level WC. Wash hand basin. Fitted base unit. Part tiled walls. Chrome heated towel rail. Inset spotlights. Coved ceiling. Frosted double glazed window.

### Bedroom 2

9'11 x 8'5 (3.02m x 2.57m )

Electric heater. Sky light.

### Bedroom 3

9'11 x 7'0 (3.02m x 2.13m )

Electric heater. Sky light.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Extractor fan.

### Parking

The flat has a lock-up garage with an up & over door.

EPC = D

Council Tax Band = D

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: £2430 per annum**

**Lease: 189 years from 1989. 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.