



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

# £154,950



## 8 Kingsford, 1 St. Anthonys Avenue, Eastbourne, BN23 6LA

A well presented one bedroom first floor apartment situated in St Anthonys that is within easy walking distance of the seafront and nearby retail parks. Providing well proportioned accommodation the flat benefits from a lounge/dining room, refitted kitchen & shower room, double bedroom, extended lease term and garage. The flat is considered ideal for first time buyers and investment.

### Main Features

- Spacious St Anthonys Apartment
- 1 Double Bedroom
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Garage
- Extended Lease Term

### Entrance

Communal entrance with stairs to first floor private entrance door to -

### Hallway

Built-in cupboard with hanging rail.

### Lounge/Dining Room

19'11 x 12'11 (6.07m x 3.94m )

Electric heater. Television point. Coved ceiling. Double glazed bay window to front aspect.

### Fitted Kitchen

9'3 x 7'1 (2.82m x 2.16m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and extendable mixer tap. Built-in oven and hob. Splashback.

Extractor cooker hood. Space for fridge/freezer. Plumbing & space for washing machine. Cupboard housing water heater. Frosted double glazed window.

### Double Bedroom

14'8 x 9'6 (4.47m x 2.90m )

Coved ceiling. Built-in wardrobe. Double glazed window.

### Modern Shower Room/WC

Suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Built-in cupboard. Plumbing & space for washing machine. Frosted double glazed window.

### Parking

The flat has a garage in nearby block with parking in front.

EPC = E

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: Peppercorn**

**Maintenance: £229 per calendar month**

**Lease: 143 years remaining. We have been advised of the remaining 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.