



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £200,000



## 5 Highview, 17 Kings Avenue, Eastbourne, BN21 2PE

GUIDE PRICE £200,000 TO £210,000. An extremely spacious two bedroom second (top) floor apartment with large balcony and glorious far reaching views over Eastbourne. Enviably situated in Upperton the flat provides well presented accommodation comprising of two double bedrooms, a lounge/dining room, refitted kitchen & bathroom, double glazing and gas central heating. With an integral garage to the rear and a share of the freehold an internal inspection comes highly recommended.

5 Highview,  
17 Kings Avenue,  
Eastbourne, BN21 2PE

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## Main Features

- Extremely Spacious Upperton Apartment
- 2 Bedrooms
- Second (Top ) Floor
- Lounge
- Large Sun Balcony With Glorious Far Reaching Views
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Share Of The Freehold
- Integral Garage

## Entrance

Communal entrance. Stairs to second floor private entrance door to -

## Hallway

Large walk-in cupboard.

## Lounge

16'4 x 12'2 (4.98m x 3.71m )

Radiator. Television point. Double glazed patio door to -

## Large Sun Balcony

22'11 x 3'11 (6.99m x 1.19m)

With glorious far reaching views over Eastbourne.

## Fitted Kitchen

11'5 x 9'6 (3.48m x 2.90m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in five ring gas hob and electric oven. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. Radiator. Double glazed window.

## Bedroom 1

16'1 x 12'4 (4.90m x 3.76m )

Radiator. Double glazed window to rear aspect.

## Bedroom 2

12'5 x 8'9 (3.78m x 2.67m )

Radiator. Double glazed window to front aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Vanity unit with low level WC with concealed cistern and inset wash hand basin with chrome mixer tap and cupboards below. Tiled floor. Part tiled walls. Frosted double glazed window.

## Parking

The flat has an integral garage to the rear.

EPC = D

Council Tax Band = B

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: £80 per calendar month**

**Lease: 999 years from 1974. 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.