



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

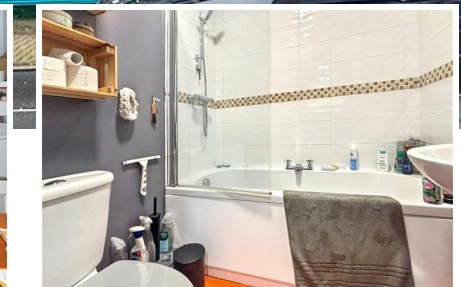


1 Reception



1 Bathroom

**Guide Price**  
**£155,000 - £165,000**



## Flat 2, 30 South Street, Eastbourne, BN21 4XB

\*\*\* GUIDE PRICE £155,000 TO £165,000 \*\*\*

A well presented 2 bedroom second floor apartment enviably situated in the popular Little Chelsea area of Eastbourne. Forming part of this attractive residence the flat benefits from a refitted kitchen & bathroom/WC, part double glazing and electric heating. The flat is being sold with a lease term in excess of 900 years and is within easy walking distance of the Beacon Shopping Centre and mainline railway station. An internal inspection comes highly recommended.

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

Flat 2, 30 South Street,  
Eastbourne, BN21 4XB

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## Main Features

- Well Presented Little Chelsea Apartment Yards From Eastbourne Town Centre
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Part Double Glazing
- Electric Heating
- Lease In Excess Of 900 Years

## Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

## Hallway

Wood effect flooring.

## Lounge

13'7 x 10'2 (4.14m x 3.10m)

Feature fireplace with tiled surround and hearth. Electric radiator. Double glazed windows to rear aspect. Door to inner hallway with frosted window and doors to kitchen & bathroom.

## Fitted Kitchen

9'7 x 9'1 (2.92m x 2.77m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in electric hob and oven under. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Electric radiator. Part tiled walls. Feature fireplace. Double glazed window to rear aspect.

## Bedroom 1

13'11 x 9'0 (4.24m x 2.74m )

Electric radiator. Feature fireplace with tiled surround. Secondary glazed bay window to front aspect.

## Bedroom 2

10'10 x 6'11 (3.30m x 2.11m )

Electric radiator. Secondary glazed bay window to front aspect.

## Bathroom/WC

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

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: £200 per annum**

**Maintenance: £1171.65 per annum which includes building insurance**

**Lease: 999 years from 2006. We have been advised if 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.