



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £180,000 - £195,000



2 Bedroom



1 Reception



1 Bathroom



## 1 Ocklynge Court, Ocklynge Avenue, Eastbourne, BN21 2QB

\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\*

A well presented and spacious 2 bedroom ground floor apartment enviably situated on the borders of Upperton and Old Town. Being sold CHAIN FREE with vacant possession, the flat benefits from 2 double bedrooms, a refitted kitchen & bathroom, double glazing and gas central heating. Further benefits include a lease term in excess of 900 years and a garage. Motcombe Village with its gardens and local shops is within comfortable walking distance as well as Eastbourne Town Centre and the mainline railway station. An internal inspection comes highly recommended.

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Ocklynge Avenue,  
Eastbourne, BN21 2QB

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## Main Features

- Spacious & Well Presented Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Spacious Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Garage
- Recently Re-Decorated Throughout
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Coved ceiling. Built-in cupboard with hanging rail and further cupboard with fixed shelving.

## Lounge

19'9 x 10'11 (6.02m x 3.33m)

Radiators. Coved ceiling. Double glazed window to front aspect.

## Fitted Kitchen

11'1 x 6'3 (3.38m x 1.91m )

Range of fitted white high gloss wall and base units. Worktop with inset ceramic sink unit and mixer tap. Cooker point (Cooker included). Extractor cooker hood. Plumbing and space for washing machine (included). Cupboard housing gas boiler. Under counter fridge and freezer (both included). Double glazed window to front aspect.

## Bedroom 1

13'11 x 10'10 (4.24m x 3.30m )

Radiator. Built-in wardrobe. Double glazed window to side aspect.

## Bedroom 2

9'10 x 9'9 (3.00m x 2.97m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and further rainwater shower head above. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Part tiled walls. Frosted double glazed window.

## Parking

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

## Other Details

There is a lockable bike store.

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: £665.97 per quarterly**

**Lease: 999 years from 2006. 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.