



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£150,000



2 Bedroom



1 Reception



1 Bathroom



6 Saxon Court, 43-51 Ceylon Place, Eastbourne, BN22 8AR

****Guide Price £150,000-£165,000****

Stylish and well presented two bedroom second floor apartment, ideally located in the heart of Eastbourne town centre and offered to the market chain free. Forming part of a well maintained building that has recently benefited from improvements to both the communal areas and exterior, the property combines modern living with exceptional convenience. The accommodation centres around a bright and sociable open-plan living space, seamlessly incorporating the lounge and kitchen to create a contemporary environment ideal for both everyday living and entertaining. A modern shower room complements the accommodation, while gas central heating adds comfort throughout. The principal bedroom is a comfortable double, while the second bedroom offers flexibility as a nursery, home office, dressing room or occasional guest room. Further benefits include a share of freehold, the balance of an exceptionally long 999 year lease and beautifully kept communal areas. Perfectly positioned just moments from the seafront, railway station, theatres, restaurants and The Beacon shopping centre, this attractive apartment would make an ideal first purchase, investment or low-maintenance coastal home.



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43-51 Ceylon Place,
Eastbourne, BN22 8AR

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Main Features

- CHAIN FREE Two Bedroom Second Floor Apartment
- Share Of Freehold With Balance Of A 999 Year Lease
- Bright & Spacious Open Plan Living Accommodation
- Modern Kitchen & Contemporary Shower Room
- Well Presented Throughout
- Principal Double Bedroom
- Versatile Second Bedroom Ideal As A Study, Nursery Or Dressing Room
- Gas Central Heating
- Recently Refurbished Communal Areas & Building Exterior
- Prime Town Centre Location Close To The Seafront & Railway Station

Entrance

Communal entrance with stairs rising to the second floor and door entry phone system.

Hallway

Private front door. Radiator. Entry phone handset. Cupboard housing the gas boiler. Additional large storage cupboard. Double glazed window to the side aspect.

Open Plan Lounge/Kitchen

15'2 x 11'5 (4.62m x 3.48m)
Two radiators. Fitted kitchen comprising a range of wall and base units with work surfaces, sink unit, electric oven, electric hob, extractor hood, integral fridge/freezer and space & plumbing for a washing machine. Three double glazed windows to the front aspect.

Bedroom 1

11'3 x 8'2 (3.43m x 2.49m)
Radiator. Double glazed window to the rear aspect.

Bedroom 2

8'6 x 6'4 (2.59m x 1.93m)
Radiator. Double glazed window to the rear aspect.

Modern Shower Room/WC

Suite comprising walk-in shower cubicle. Concealed cistern WC. Wash hand basin. Heated towel rail. Extractor fan.

EPC = C

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: N/A
Maintenance: £1740 per annum
Lease: 977 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.