TOWN FLATS

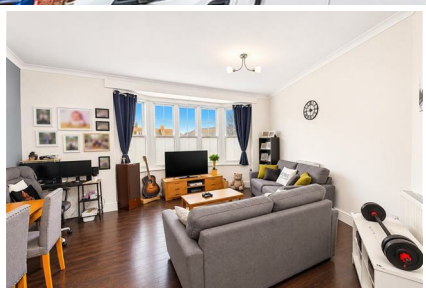
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Leasehold

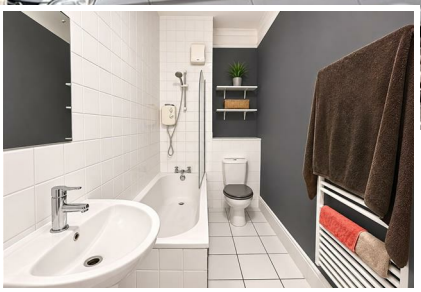
1 Bedroom | 1 Reception | 1 Bathroom

£139,950









Flat 5, 47 - 49 Grove Road, Eastbourne, BN21 4TX

An extremely spacious one bedroom second floor apartment, enviably situated in Little Chelsea surrounded by café's & restaurants and within comfortable walking distance of the mainline railway station. Being sold CHAIN FREE the flat benefits from an incredibly spacious lounge/dining room, double bedroom, kitchen/breakfast room and bathroom/WC. Further benefits include, double glazing, gas central heating and a lease term in excess of 100 years. An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

Leasehold

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£139,950

Main Features

- Extremely Spacious One Bedroom Second Floor Apartment
- Sought After Little Chelsea Location
- Incredibly Spacious Lounge/Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Walking Distance To Mainline Railway Station
- Surrounded By Independent Cafés & Restaurants
- Lease In Excess Of 100 Years
- Offered To The Market Chain Free

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

Lobby

Lounge/Dining Room
18'1 x 15'5 (5.51m x 4.70m)
Radiator. Coved ceiling. Double glazed bay window to front aspect. Door to -

Fitted Kitchen/Breakfast Room
12'8 x 10'9 (3.86m x 3.28m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Breakfast bar. Electric heater. Double glazed window to rear aspect.

Bedroom
12'0 x 9'5 (3.66m x 2.87m)
Electric heater. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Heated towel rail.

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: Awaiting confirmation
Maintenance: Details on request
Lease: 189 years from 1986. We have been advised of the lease term, we have not seen the lease

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.