TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£130,000



Flat 3, 39 Cavendish Place, Eastbourne, BN21 3HX

GUIDE PRICE £130,000 - £140,000
A well presented two bedroom second floor converted apartment, offered to the market CHAIN FREE and ideally situated just moments from Eastbourne's award-winning seafront and vibrant town centre. Neutrally decorated throughout, the property is ready to move straight into and benefits from gas central heating, double glazing and forms part of a well-managed building with the benefit of a Right to Manage (RTM) company. Enjoying a highly convenient location, the apartment is within easy walking distance of the beach, Beacon Shopping Centre, mainline railway station, theatres, cafés, restaurants and a wide range of local amenities. An excellent opportunity for first time buyers, buy-to-let investors or those seeking a seaside home.

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Leasehold

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Main Features

- Two Bedroom Second Floor Converted Flat
- Chain Free
- Gas Central Heating
- Double Glazing
- Neutrally Decorated Throughout
- Right To Manage (RTM) Building
- Town Centre Location
- Moments From The Seafront
- Ideal First Time Buy Or Investment
- Close To Train Station & Amenities

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door. Further internal stairs to second floor landing & hallway.

Landing
Further stairs to hallway.

Bedroom 1
13'10 x 7'9 (4.22m x 2.36m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Stairs To Hallway
Entryphone handset.

Bedroom 2
10'6 x 9'5 (3.20m x 2.87m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

L-Shaped Lounge
16'9 x 14'4 (5.11m x 4.37m)
Radiator. Serving hatch from kitchen. Coved ceiling. 2 Double glazed windows to front aspect. Opening to -

Fitted Kitchen
8'2 x 5'9 (2.49m x 1.75m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and oven under. Extractor cooker hood. Space for under counter appliance. Wall mounted boiler. Serving hatch to lounge.

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. Tiled floor and walls. Heated towel rail.

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: £75 per annum
Maintenance: £600 paid half yearly, includes building insurance
Lease: 78 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.