TOWN FLATS

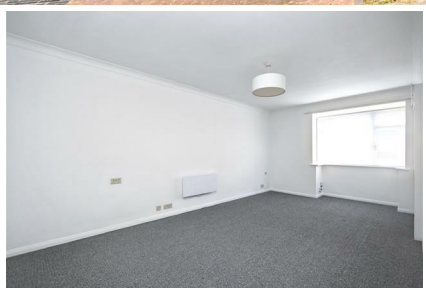
01323 416600

Leasehold

0 Bedroom | 1 Reception | 1 Bathroom

£100,000









31 Westdown House, Hartington Place, Eastbourne, BN21 3BW

GUIDE PRICE £100,000 to £110,000
A bright and beautifully presented fifth floor studio apartment, forming part of this well maintained purpose built development in the heart of the highly desirable West Town Centre. Occupying a favourable front facing position within the building, the apartment enjoys delightful rooftop views towards the South Downs along with a charming glimpse of the sea to the left. Neutrally decorated throughout and offered in excellent condition, the property provides light filled and well proportioned accommodation, including a separate kitchen, spacious studio room, hallway and bathroom, creating a layout that feels far more substantial than many studio apartments. Further benefits include double glazing, passenger lift access, ample residents' parking and a well run block, making the property an ideal first purchase, seaside retreat or investment opportunity. Perfectly positioned adjacent to the town centre, the apartment is within easy walking distance of the mainline railway station, theatres, restaurants and Eastbourne's iconic seafront, offering an enviable blend of convenience, lifestyle and coastal living.

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Leasehold

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£100,000

Main Features

- Beautifully Presented Fifth Floor Studio Apartment
- Front-Facing Position With Sea Glimpse And Rooftop Views Towards The South Downs
- Bright And Spacious Accommodation Filled With Natural Light
- Freshly Decorated Throughout
- Separate Kitchen, Bathroom And Entrance Hallway
- Well Maintained Purpose-Built Development
- Passenger Lift Access
- Ample Residents' Parking
- Double Glazing Throughout
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to fifth floor private entrance door to -

Hallway
Airing cupboard.

Studio Room
20'3 x 10'1 (6.17m x 3.07m)
Electric radiator. Double glazed window to front aspect. Door to -

Kitchen
7'5 x 6'1 (2.26m x 1.85m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Cooker. Space for fridge freezer and washing machine. Double glazed window to side aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Shaver point. Frosted double glazed window.

Parking
The flat has residents parking facilities on a first come first served basis.

EPC = D

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: £48 per annum.
Maintenance: £1752 per annum, including water.
Lease: 189 years from 1970. 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.