

HUNT FRAME

ESTATE AGENTS



2a 17 Southfields Road, Eastbourne, BN21 1BU

Price Guide £165,000



HUNT FRAME ESTATE AGENTS are proud to offer with this LOVELY, SPACIOUS FIRST FLOOR CONVERTED APARTMENT in a premier location, within walking distance of the Town Centre. WELL PROPORTIONED DOUBLE RECEPTION with BAY WINDOWS to the front elevation with doors to the DOUBLE BEDROOM and KITCHEN, in addition there is a FAMILY BATHROOM. OFFERED CHAIN FREE.

Southfields Road is located on the borders of the sought after central areas of Saffrons, Lower Meads, Old Town and Little Chelsea. Everything you need is within walking distance including the mainline train station with links to London, The Beacon shopping centre, Sainsburys supermarket, local and high street shops, restaurants and amenities. Eastbourne seafront is also located within an easy walk, where you can enjoy seafront walks, The Bandstand and Pier.



COMMUNAL ENTRANCE

Communal entrance, staircase to the first floor.

ENTRANCE

Entrance door into the lobby, cloaks area, door to Sitting/Dining Room and Bathroom.

SITTING/DINING ROOM

18'7 x 18'4 (5.66m x 5.59m)

Lovely, spacious double bay window reception area with seating and dining areas, two radiators, shelving, large double storage cupboard with single cupboard adjacent with additional cupboards above, doors to bedroom and kitchen.

KITCHEN

9'10 x 5'5 (3.00m x 1.65m)

Range of floor standing and wall mounted units with worktop space over, inset stainless steel sink unit with mixer tap and drainer, wall mounted boiler, electric single oven with four ring gas hob and extractor hood above, space for an upright fridge/freezer, plumbing and space for a washing machine, window to the side elevation.

BEDROOM

10'11 x 10'0 (3.33m x 3.05m)

Double bedroom with window to the front elevation, radiator.

BATHROOM

White suite comprising of a panelled bath with low-level WC, wash hand basin set in vanity unit with cupboards beneath, fully tiled walls, upright ladder style radiator, tiled flooring.

OUTGOINGS

LEASE: 999 YEARS FROM 13TH JUNE

2008 - 982 YEARS REMAINING

MAINTENANCE: WE HAVE BEEN ADVISED THAT THE VENDOR PAID BETWEEN 2022-2024 £3580.96

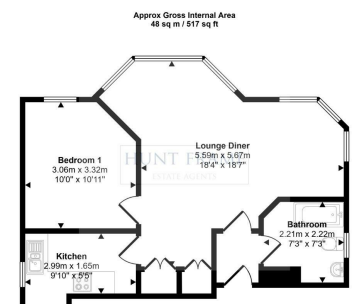
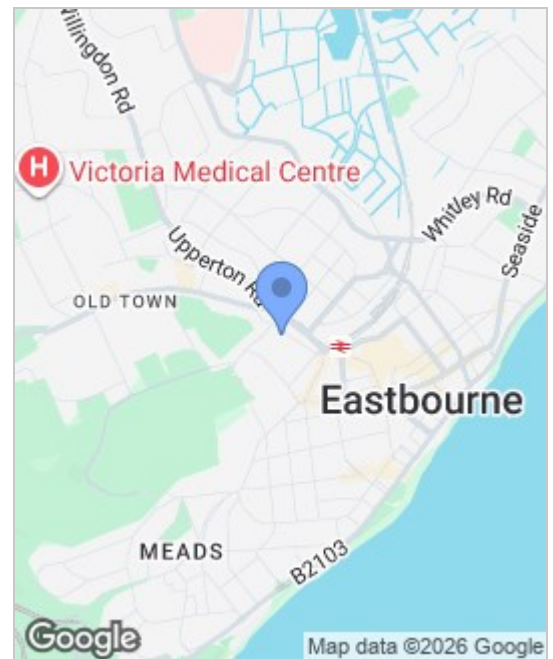
GROUND RENT: NIL

COUNCIL TAX; A

ANTI MONEY LAUNDERING REGULATIONS

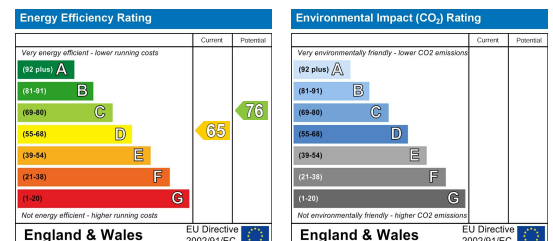
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner,

Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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