



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



2 Reception



2 Bathroom

£189,950



Flat 5, 14 Old Orchard Road, Eastbourne, BN21 1DB

An exceptionally spacious two bedroom top floor apartment, enjoying a private balcony and a superb position along a leafy, tree-lined road in the highly sought-after Saffrons area of Eastbourne. Offering generously proportioned accommodation throughout, the property has been newly decorated and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. A particular advantage is the new 999 year lease being granted upon sale, together with a peppercorn ground rent. Perfectly positioned for convenient town centre living, the apartment is situated adjacent to Saffrons Sports Park and within easy walking distance of Eastbourne's mainline railway station, shops, restaurants and amenities. Combining substantial living space, a desirable residential setting and excellent long term leasehold arrangements, this is a fantastic opportunity for first-time buyers, downsizers or investors alike.



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info@townflats.com

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Eastbourne, BN21 1DB

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Main Features

- Exceptionally Spacious Two Bedroom Apartment
- Top Floor With Private Balcony
- Highly Sought After Saffrons Location
- Attractive Tree Lined Residential Road
- Newly Decorated Throughout
- Excellent Scope For Modernisation
- New 999 Year Lease Upon Sale
- Peppercorn Ground Rent
- Adjacent To Saffrons Sports Park
- Walking Distance To Railway Station

Entrance

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

Split Level Hallway

Split-level hallway with loft access hatch (not inspected). 2 radiators. Entry phone handset. 3 double-opening storage cupboards, one housing the airing cupboard.

Lounge

17'0 x 13'10 (5.18m x 4.22m)

Radiator. Double glazed windows and double glazed balcony door to rear aspect terrace (15'1 x 3'10).

Fitted Kitchen

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker and under counter appliances. 2 single glazed windows.

Double Aspect Bedroom 1

16'6 x 10'6 (5.03m x 3.20m)

Radiator. Double glazed windows to side and front aspects.

Bedroom 2

13'0 x 8'8 (3.96m x 2.64m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Single glazed Sash window. Walk-in eaves storage cupboard (16'10 x 5'5)

EPC = D

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: Peppercorn

Maintenance: £3500 per annum

Lease: We have been advised that the flat will be sold with a new 999 year lease. 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.