



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £155,000 - £165,000



1 Bedroom



1 Reception



1 Bathroom



## 1 Broad Lawns, 1 De Roos Road, Eastbourne, BN21 2QA

\*\*\*GUIDE PRICE £155,000 TO £165,000\*\*\*

A chain free one bedroom ground floor apartment with garage and lease in excess of 100 years. Enviably situated in Upperton within comfortable walking distance of Motcombe Village with its gardens and local shops, the flat benefits from a double bedroom, double aspect lounge, refitted shower room and spacious kitchen. Further benefits include double glazing and electric heating. An internal inspection comes highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

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1 De Roos Road,  
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## Main Features

- Spacious Upperton Apartment
- 1 Double Bedroom
- Ground Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Lock-Up Garage
- CHAIN FREE

## Entrance

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

## Hallway

Night storage heater. Entryphone handset. Airing cupboard housing hot water cylinder. Built-in wardrobe with hanging rail.

## Double Aspect Lounge

15'10 x 9'2 (4.83m x 2.79m )

Night storage heater. Further electric heater. Coved ceiling. Double glazed windows to front & side aspects.

## Fitted Kitchen

10'6 x 9'2 (3.20m x 2.79m )

Range of fitted wall and base units. Worktop with inset ceramic sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window.

## Double Bedroom

12'5 x 9'1 (3.78m x 2.77m )

Night storage heater. Double glazed window to front aspect.

## Modern Shower Room/WC

Refitted suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Tiled floor. Tiled walls. Electric radiator. Frosted double glazed window.

## Parking

The flat has a lock-up garage with an up & over door.

EPC = E

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: Approximately £1000 per annum**

**Lease: 189 years from 1976. 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.