TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£190,000 - £200,000

2 Buckingham Heights, 1 Gorringe Road, Eastbourne, BN22 8XL

GUIDE PRICE £190,000 - £200,000
A spacious and well proportioned 2 bedroom ground floor apartment forming part of this attractive purpose built development. Enviably situated in Upperton within comfortable walking distance of the town centre and mainline railways station the flat has a garage and share of the freehold. Benefits include 2 double bedrooms, a wonderful lounge/dining room with access to private patio, fitted bathroom/WC and kitchen. The development is set in lawned communal gardens and there is a wonderful large communal terrace. An internal inspection comes highly recommended.

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Main Features

- Spacious & Well Proportioned 2 Bedroom Ground Floor Apartment
- Attractive Purpose Built Development In Sought After Upperton
- 2 Generous Double Bedrooms
- Spacious Lounge/Dining Room With Access To Private Patio
- Fitted Kitchen
- Modern Bathroom/WC
- Set Within Well Maintained Lawned Communal Gardens
- Large Communal Terrace For Residents To Enjoy
- Garage & Rota'd Residence Parking

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

Hallway
Radiator. Entryphone handset. Coved ceiling. Built-in cupboard with fixed shelving.

Lounge
19'5 x 11'3 (5.92m x 3.43m)
Radiator. Coved ceiling. Double glazed window and door to private patio and lawned communal gardens.

Fitted Kitchen
9'6 x 5'9 (2.90m x 1.75m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood above. Space for fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Wall mounted gas boiler. Double glazed window.

Bedroom 1
12'7 x 8'7 (3.84m x 2.62m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
10'11 x 8'2 (3.33m x 2.49m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Bathroom/WC
Refitted suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin and drawer under. Part tiled walls. Chrome heated towel rail. Built-in fixed shelving. Frosted double glazed window.

Outside
There are lawned communal gardens and also a large communal terrace.

Parking
The development has rota'd residents parking facilities and a garage with up & over door

EPC = C

Council Tax Band = C

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: N/A
Maintenance: £80 per calendar month
Lease: 970 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.