TOWN FLATS

01323 416600

Leasehold

## Offers in the region of £145,000

2 Bedroom | 1 Reception | 1 Bathroom









# 50 Falmouth Close, Eastbourne, BN23 5RW

Located on the ever popular Sovereign Harbour South development, this CHAIN FREE first floor, 2 bedroom apartment offers generous accommodation and fantastic potential for modernisation. The property features 2 double bedrooms, a spacious lounge/dining room with an archway leading into a fitted kitchen and a family bathroom. Off road parking is also included, adding further convenience. Perfectly positioned, the flat is within easy walking distance of the harbour's vibrant bars and restaurants, while the beachfront is also just a short stroll away, ideal for those seeking a relaxed coastal lifestyle. With its excellent location and scope to improve, an internal inspection comes highly recommended.

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## Main Features

- CHAIN FREE Harbour Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Night Storage Heating
- Allocated Parking Space

## Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

## Hallway
Night storage heater. Entryphone handset. Storage cupboard. Laminate flooring.

## Lounge
15'10 x 12'8 (4.83m x 3.86m)
2 Night storage heaters. Electric fireplace. Carpet. 2 double glazed windows to front aspect. Opening to -

## Fitted Kitchen
8'10 x 7'9 (2.69m x 2.36m )
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Space for appliances. Laminate flooring.

## Bedroom 1
9'8 x 9'7 (2.95m x 2.92m )
Night storage heater. Mirrored built-in wardrobe. Carpet. Double glazed window to rear aspect.

## Bedroom 2
8'11 x 8'4 (2.72m x 2.54m )
Electric heater. Carpet. Double glazed window to rear aspect.

## Bathroom/WC
Suite comprising panelled bath with shower screen. Pedestal wash hand basin. Low level WC. Wall mounted electric mirror. Shaver point. Extractor fan.

## Parking
The flat benefits from an allocated parking space.

## EPC = C

## 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: £85 per annum**
**Maintenance: £100 per calendar month**
**Lease: 116 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.