TOWN FLATS

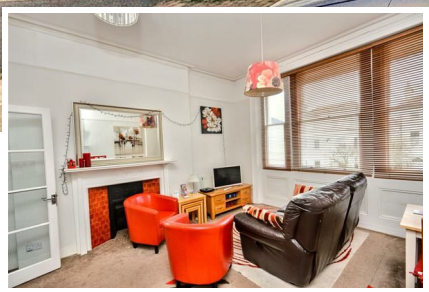
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Leasehold

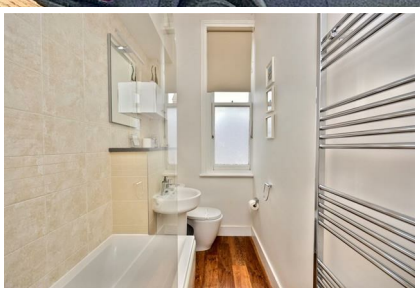
2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£150,000 - £170,000









5 Thorne Lodge, 4 Spencer Road, Eastbourne, BN21 4PA

GUIDE PRICE £150,000 - £160,000
An extremely well presented two bedroom first floor apartment that has undergone significant improvement by the current vendor. Enviably situated in Eastbourne's West town centre the flat benefits from a wonderful open plan fitted kitchen, refitted bathroom, two bedrooms and gas central heating. Eastbourne's town centre, seafront and mainline railway station are all within easy walking distance and with a lease term in excess of 100 years an internal inspection comes very highly recommended.

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Leasehold

5 Thorne Lodge, 4 Spencer Road, Eastbourne, BN21 4PA

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Main Features

- Extremely Well Presented West Town Centre Apartment
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Modern Bathroom/WC
- Gas Central Heating
- Lease In Excess Of 100 Years
- Short Walking Distance Of Eastbourne Town Centre & Seafront

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

Hallway
Entryphone handset. Radiator.

Open Plan Lounge/Fitted Kitchen
14'4 x 13'11 (4.37m x 4.24m)
Feature fireplace with tiled surround. Television point. Picture rail. Corniced ceiling. Sash window to front aspect with ornate panelling.

Open Plan Fitted Kitchen Area
Range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric double oven with glass splashback and stainless steel extractor cooker hood. Integrated fridge. Built-in microwave.

Bedroom 1
14'2 x 9'8 (4.32m x 2.95m)
Radiator. Coved ceiling. Picture rail. Sash window to front aspect.

Bedroom 2
7'11 x 7'2 (2.41m x 2.18m)
Radiator. Coved ceiling. Sash window to side aspect.

Modern Bathroom/WC
White suite comprising panelled bath with shower screen and shower over. Low level WC. Part tiled walls. Extractor fan. Chrome heated towel rail. Wood effect flooring. Frosted window.

Council Tax Band = A

EPC = D

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: £100 per annum
Maintenance: £2852 per annum
Lease: 125 years from 2012. 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.