



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

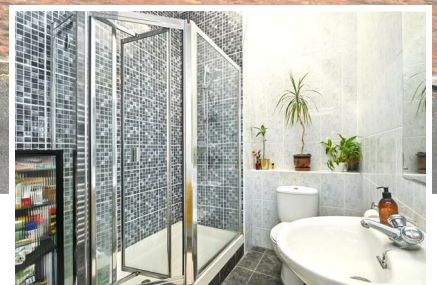


1 Reception



1 Bathroom

## £179,950



## 6 Stafford House, Southfields Road, Eastbourne, BN21 1BN

Ideally located in the immediate town centre and sought after Saffrons area, directly opposite Eastbourne train station, this exceptionally spacious converted flat offers bright and airy accommodation throughout. Positioned on the third floor, the property enjoys an elevated setting that not only enhances the natural light but also provides a welcome escape from road noise below. The interior features two generous double bedrooms, both with attractive feature fireplaces, a sizeable kitchen/dining room ideal for modern living, and a well appointed shower room with a Velux window allowing additional light to flood in. Neutrally decorated, the flat is ready to move straight into and is offered CHAIN FREE. A standout feature is the recently extended lease of approximately 174 years, now with a peppercorn ground rent, offering long term security and added appeal. With its central location, superb transport links, and impressive room proportions, this property represents an excellent opportunity for first time buyers, investors, or those seeking convenient town centre living.

6 Stafford House,  
Southfields Road,  
Eastbourne, BN21 1BN

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## Main Features

- Exceptionally Spacious Town Centre Apartment
- 2 Bedrooms Both With A Feature Fireplace
- Third Floor
- Lounge
- Spacious Fitted Kitchen
- Modern Shower Room/WC
- Extended Lease Term
- Yards From Eastbourne Railway Station & Town Centre
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Entryphone handset. Cupboard. Loft access (not inspected).

## Lounge

18'7 x 12'1 (5.66m x 3.68m )  
Radiator. Sash window to front aspect.

## Fitted Kitchen

18'7 x 12'4 (5.66m x 3.76m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing & space for washing machine, dishwasher, fridge/freezer and cooker. Boiler. Radiator. Sash window to rear aspect.

## Bedroom 1

18'10 x 12'1 (5.74m x 3.68m )  
Radiator. Feature fireplace. Sash window to front aspect. Velux window.

## Bedroom 2

18'8 x 12'0 (5.69m x 3.66m )  
Radiator. Feature fireplace. Sash window to rear aspect.

## Modern Bathroom/WC

Suite comprising large shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Chrome heated towel rail. Velux window.

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: £400 per calendar month**

**Lease: 174 years remaining. 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.