



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £179,950



### Flat 1, 45 Hurst Road, Eastbourne, BN21 2PN

An extremely well presented and spacious one bedroom ground floor apartment with private entrance door. Enviably situated on the borders of Upperton and Old Town the flat benefits from a large bay windowed lounge/dining room, modern fitted kitchen & shower room/WC and double bedroom. The wonderful private rear garden is mainly laid to lawn with gated rear access. Further benefits include double glazing, gas central heating and a new lease. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



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

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## Main Features

- Well Presented & Spacious Garden Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Double Aspect Shower Room/WC
- Double Glazing
- Wonderful Lawned Private Rear Garden
- Extended Lease Term

## Entrance

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

## Hallway

## Bay Windowed Lounge

Radiator. Television point. Picture rail. Corniced ceiling. Double glazed bay window to front aspect.

## Fitted Kitchen

## Rear Lobby

Radiator. Wood effect flooring. Double glazed door to rear garden.

## Bedroom

Radiator. Picture rail. Double glazed window to rear aspect.

## Double Aspect Modern Shower Room/WC

Modern white suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Wood effect flooring. Frosted double glazed windows to the side and rear aspects.

## Outside

The wonderful walled private rear garden is mainly laid to lawn with stocked flower beds & borders and gated rear access.

EPC = D

Council Tax Band = A

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: Approximately £800 per annum.**

**Lease: We have been advised by the vendor that the property will be sold with an extended lease term of 999 years, 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.