



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £190,000 - £200,000



2 Bedroom



1 Reception



1 Bathroom



## 12 Valentine Court, South Street, Eastbourne, BN21 4LD

\*\*\*Guide Price £190,000 - £200,000\*\*\*

An extremely well presented 2 bedroom top floor apartment that is enviably situated in Eastbourne's immediate town centre. Providing spacious and well proportioned accommodation the flat benefits from a spacious lounge/dining room with sizable sun balcony, refitted kitchen, bathroom, cloakroom and 2 bedrooms. With Eastbourne's theatres, Beacon shopping centre and mainline railway station all within easy walking distance, the flat has a share of the freehold and is being sold CHAIN FREE. An internal inspection comes highly recommended.



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South Street,  
Eastbourne, BN21 4LD

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### Main Features

- Extremely Well Presented Town Centre Apartment
- 2 Bedrooms
- Top Floor
- Lounge/Dining Room Leading To Sun Balcony
- Fitted Kitchen
- Modern Bathroom
- Modern Cloakroom
- Double Glazing
- CHAIN FREE

### Entrance

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

### Hallway

Entryphone handset. 2 built-in cupboards.

### Lounge/Dining Room

16'8 x 11'11 (5.08m x 3.63m)

Radiator. Fixed shelving and built-in cupboard. Wall lights. Television point. Wall mounted electric fire. Double glazed window and door to sun balcony.

### Fitted Kitchen

11'1 x 10'11 (3.38m x 3.33m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob & electric oven with stainless steel extractor cooker hood. Plumbing and space for washing machine. Part Tiled walls. Inset spotlights. Radiator. Double glazed window and door to fire escape.

### Bedroom 1

14'7 x 11'0 (4.45m x 3.35m )

Radiator. Built-in double wardrobe. Fixed shelving. Double glazed window to rear aspect.

### Bedroom 2

10'0 x 8'9 (3.05m x 2.67m )

Radiator. Double glazed window to front aspect.

### Modern Bathroom

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Part tiled walls. Heated towel rail. Extractor fan. Large wall cupboard with three mirrored doors.

### Modern Cloakroom

Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Part tiled walls.

Council Tax Band = C

EPC = 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: £673.66 per quarter**

**Lease: 999 years from 2004. 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.