



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £149,950



### Flat 1, 38 Langney Road, Eastbourne, BN21 3JP

Conveniently located in Eastbourne town centre close to shops, the mainline railway station and seafront, this most impressive garden flat has a double bedroom and has been recently refurbished. Benefitting from a new kitchen and a stylish modern bathroom/wc, there is also a lovely bay fronted sitting room and double glazing and gas fired central heating and radiators extend throughout. The private rear garden includes an area of decking and has surrounding fencing. The Beacon Shopping Centre is within close walking distance.



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

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Eastbourne, BN21 3JP

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**£149,950**

**Main Features**

- Recently Refurbished Town Centre Garden Apartment
- 1 Double Bedroom
- Ground Floor
- Sitting Room
- New Modern Refitted Kitchen
- Stylish Refitted Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Private Rear Garden

**Entrance**

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

**Hallway**

Understairs cupboard. Wood laminate flooring.

**Sitting Room**

16'0 x 11'1 (4.88m x 3.38m )  
Radiator. Wood laminate flooring. Double glazed window to front aspect.

**Refitted Modern Kitchen**

9'0 x 5'10 (2.74m x 1.78m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and oven under. Extractor cooker hood. Space for upright fridge/freezer. Double glazed window and double glazed door to rear garden. Door to Bathroom/WC.

**Stylish Refitted Modern Bathroom/WC**

Suite comprising shower bath with chrome mixer tap, shower screen and wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Wood laminate flooring. Tiled walls. Frosted double glazed window.

**Double Bedroom**

12'7 x 8'10 (3.84m x 2.69m )  
Radiator. Carpet. Double glazed window to rear aspect.

**Outside**

The private rear garden is generous and includes a raised decking area and has surrounding fencing.

EPC = C

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: Included maintenance charge (£50 per annum)**  
**Maintenance: £653.54 per annum, includes ground rent & building insurance**  
**Lease: 111 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.