



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

# £169,950



## 23 Heatherleigh, 63-66 Royal Parade, Eastbourne, BN22 7FS

A beautifully presented one bedroom top floor apartment situated directly on Eastbourne seafront, benefiting from sea views and being sold chain free. Providing well proportioned accommodation the flat benefits from a double bedroom, fitted kitchen with integrated appliances, modern bathroom/WC and wonderful lounge with 2 Sash windows providing sea views. Local shops are yards away from Eastbourne town centre and mainline railway station are also within comfortable walking distance. An internal inspection comes highly recommended.

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63-66 Royal Parade,  
Eastbourne, BN22 7FS

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## Main Features

- Beautifully Presented Seafront Apartment
- 1 Double Bedroom
- Third (Top) Floor
- Lounge With Glorious Views of The Sea & Beach
- Fitted Kitchen With Integrated Appliances
- Modern Bathroom/WC
- Double Glazed Sash Windows
- Yards From Eastbourne Seafront & Pier
- Chain Free

## Entrance

Communal entrance with security entry phone system. Stairs and lift to third (top) floor private entrance door to -

## Hallway

Radiator. Entryphone handset. Inset spotlights.

## Lounge

12'3 x 11'4 (3.73m x 3.45m )

Radiator. Double glazed Sash window to side aspect with glorious sea and beach views.

## Fitted Kitchen

10'6 x 8'5 (3.20m x 2.57m )

Modern range of fitted wall and base units. Granite effect worktop with inset single drainer sink unit and mixer tap. Built-in electric double oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Wood effect flooring. Double glazed Sash window to side aspect with glorious sea views.

## Bedroom

10'5 x 10'1 (3.18m x 3.07m )

Radiator. Double glazed Sash window to side aspect with glorious sea views.

## Modern Bathroom/WC

Modern white suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Vanity unit with wash hand basin, chrome mixer tap and cupboard under. Low level WC. Part tiled walls. Extractor fan. Chrome heated towel rail.

EPC = C

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: N/A**

**Maintenance: Approximately £800 per annum**

**Lease: 999 years from 2021. 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.