







2 Bed
Flat
located in Barcombe Close

SEAFORD PROPERTIES

Flat 47, Kildare Court
Barcombe Close
Eastbourne
BN20 8HU

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Communal Entrance
Entry phone. Stairs to second floor.

Entrance Hall
Two storage cupboards and a radiator.

Lounge
Double glazed windows and balcony door to front. Radiator.

Kitchen
This well appointed modern kitchen comprises a range of matching wall and base units. Worktops with integrated gas hob, electric oven under and extractor above. One and a half bowl sink unit. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Tiled splashbacks. Double glazed window to rear aspect.

Bedroom One
Double glazed window to front aspect. Radiator.

Bedroom Two
Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bathroom
A modern fitted bathroom. Suite to comprise panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Double glazed window to rear aspect.

Parking
Residents parking facilities on a first come first served basis.

Declaration of Interest
In accordance with the Estate Agents Act 1979, we disclose that the seller of this property has a connected interest with Seaford Properties Ltd.

Guide Price £170,000 - £190,000

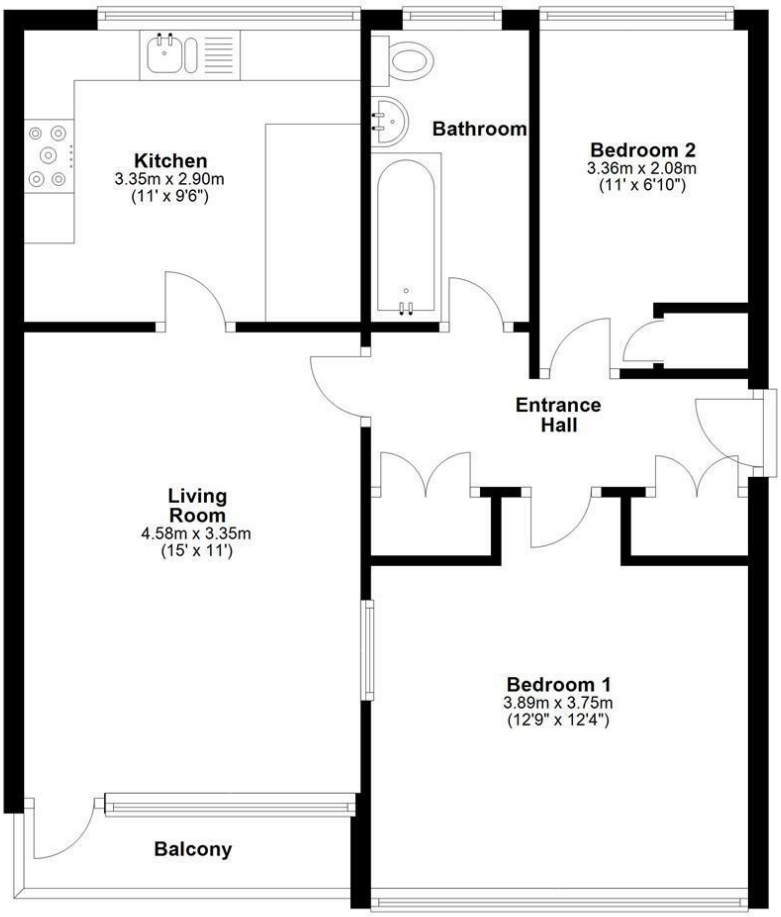
Seaford Properties are delighted to bring to the market this Ideally situated, spacious two-bedroom flat in Old Town. Being sold completely chain free and is an ideal purchase for a first time buyer or investment property too. Situated on the top floor (second) with a balcony and deemed to be in superb condition, early inspection comes highly recommended. EPC Rating D | Council Tax Band B | Lease 215 years from 1981 | Service Charge £942.43 | Ground Rent £10



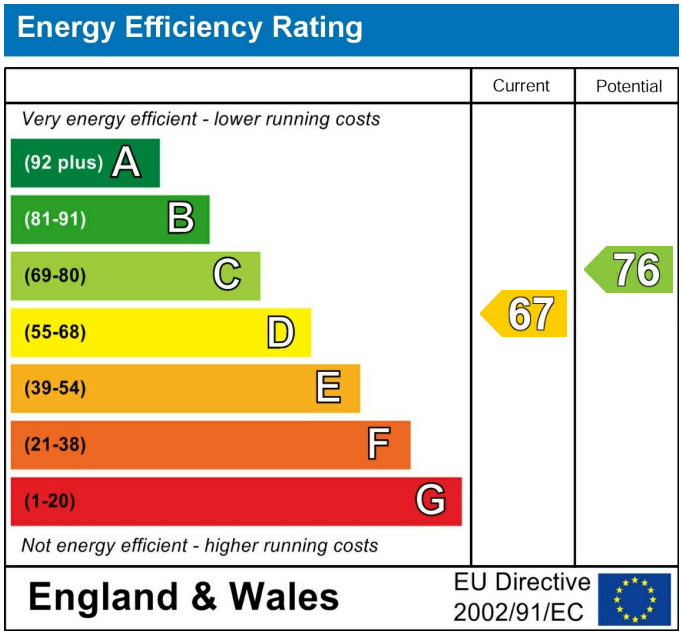


Second Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)



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