



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£180,000 - £200,000



2 Bedroom



1 Reception



1 Bathroom



8 Victoria Court, 24-26 Burlington Place, Eastbourne, BN21 4AR

GUIDE PRICE £180,000 - £190,000

A well presented two bedroom, second floor apartment offering bright and comfortable living in a well maintained development. The property features a modern fitted kitchen, two generous double bedrooms and a compact bathroom/wc designed for practicality. The living room is a standout space, enhanced by two large sash windows that flood the room with natural light and add a touch of character. Residents also benefit from exceptionally well kept communal areas, creating a welcoming and attractive environment throughout the building. An ideal home for professionals, couples or investors seeking a stylish property in a desirable setting.



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**8 Victoria Court,
24-26 Burlington Place,
Eastbourne, BN21 4AR**

**Guide Price
£180,000 - £200,000**

Main Features

- Well Presented West Town Centre Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Yards From Eastbourne Seafront
- Lease In Excess Of 900 Years
- Share Of The Freehold

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Split Level Hallway

Radiator. Boiler. Sash window to side aspect.

Lounge

14'0 x 11'7 (4.27m x 3.53m)

Radiator. Carpet. 2 Sash windows to front aspect.

Fitted Kitchen

9'0 x 6'4 (2.74m x 1.93m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in induction hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Laminate flooring.

Bedroom 1

10'2 x 9'9 (3.10m x 2.97m)

Radiator. Sash window to rear aspect.

Bedroom 2

12'5 x 8'6 (3.78m x 2.59m)

Radiator. Sash window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with central taps, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Extractor fan. Loft access (not inspected). Tiled walls.

EPC = D

Council Tax Band = 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: £2600 per annum

Lease: 997 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.