TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price: £200,000 - £215,000









Flat 5, 28 Eversfield Road, Eastbourne, BN21 2DS

GUIDE PRICE £200,000-£215,000
An extremely well presented two bedroom first floor apartment forming part of this detached residence with an allocated parking space. Enviably situated in Upperton within easy walking distance of the town centre, mainline railway station and Hartfield Square park the flat provides spacious and well proportioned accommodation comprising of two double bedrooms, a luxury refitted kitchen and shower room, wonderful bay windowed lounge with open plan fitted kitchen, high ceilings, double glazing, gas central heating and share of the freehold. An internal inspection comes very highly recommended.

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Leasehold - Share of Freehold

Flat 5, 28 Eversfield Road, Eastbourne, BN21 2DS

Guide Price: £200,000 - £210,000

Main Features

- Extremely Well Presented Upperton Apartment
- 2 Double Bedrooms
- First Floor
- Open Plan Lounge/Modern Fitted Kitchen
- Luxury Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Share Of The Freehold

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

Hallway
Entryphone handset.

Open Plan Lounge/Modern Fitted Kitchen
Radiator. Television point. Double glazed bay window with window seat.

Kitchen Area:
Modern range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Island with breakfast bar and tiled base units. Part tiled walls. Tiled floor. Wall mounted gas boiler.

Bedroom 1
14'5 x 12'2 (4.39m x 3.71m)
Radiator. Fitted wardrobes. Double glazed window to side aspect.

Bedroom 2
14'10 x 8'5 (4.52m x 2.57m)
Radiator. Double glazed window to side aspect.

Luxury Shower Room/WC
Modern white suite comprising large shower cubicle with rainwater shower head. Low level WC. Pedestal wash hand basin with mixer tap. tiled walls. Tiled floor. Chrome heated towel rail. Shaver point. Plumbing and space for washing machine.

Parking
The flat has an allocated parking space to the side of the block.

EPC = B

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: £250 per annum
Maintenance: £2136.14 per annum
Lease: 117 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.