TOWN FLATS

01323 416600

Leasehold

Guide Price
£150,000 - £165,000

1 Bedroom | 1 Reception | 1 Bathroom

Flat 1, 8 Old Orchard Road, Eastbourne, BN21 1DB

*** Guide price £150,000 to £160,000***
A one bedroom ground floor flat occupying a pleasant position to the rear of an attractive period building, with level access and its own private front door. The property is offered chain free and benefits from access to well maintained communal lawned gardens, together with first come, first served parking to the front. Situated in the highly desirable Saffrons area, the property is conveniently located close to Eastbourne train station and Saffrons Sports Park, while the popular Little Chelsea is also nearby, offering a great selection of boutique shops, independent cafés and restaurants. An excellent opportunity for those looking for a ground floor home in a sought after central location.

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Main Features

- One Bedroom Ground Floor Flat
- Private Front Door & Level Access
- Attractive Period Building
- Lovely Communal Lawned Gardens
- First Come, First Served Parking
- Rear Of Building Position
- Chain Free
- Well Proportioned Accommodation
- Highly Desirable Saffrons Location
- Close To Train Station & Saffrons Sports Park

Entrance
Private ground floor entrance door to -

Hallway

Lounge
11'3 x 8'8 (3.43m x 2.64m)
2 radiators. 3 double glazed windows.

Fitted Kitchen
7'9 x 4'11 (2.36m x 1.50m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Under counter space for 1 appliance. Radiator. Double glazed window to side aspect.

Double Aspect Bedroom
12'6 x 11'9 (3.81m x 3.58m)
Radiator. Cupboard housing boiler. Double glazed window to side and rear aspects.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
Communal garden to the rear primarily consisting of lawn with matured plants and trees.

EPC = D

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 in the maintenance charge
Maintenance: £404 per quarter
Lease: 999 years from 1982. 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.