



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £185,000 - £195,000



2 Bedroom



1 Reception



1 Bathroom



## 11 Vernon Lodge, 6 Spencer Road, Eastbourne, BN21 4PA

\*\*\*GUIDE PRICE £185,000 to £195,000\*\*\*

A wonderful two bedroom fourth (top) floor apartment with a large balcony and wonderful rooftop views of Eastbourne. Enviably situated in the West Town Centre within easy walking distance of the mainline railway station and seafront the flat provides well proportioned accommodation. Benefits include two double bedrooms, a new refitted shower room, lounge/dining room and share of the freehold. Being sold CHAIN FREE an internal inspection comes very highly recommended.



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Eastbourne, BN21 4PA

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## Main Features

- Wonderful West Town Centre Apartment
- 2 Bedrooms
- Fourth (Top) Floor
- Double Aspect Lounge/Dining Room
- Large Balcony With New Railings
- Fitted Kitchen
- New Modern Shower Room/WC
- Double Glazing
- Residents Parking Facilities
- CHAIN FREE

### Entrance

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

### Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard with hanging rail and fixed shelf.

### Double Aspect Lounge/Dining Room

15'5 x 12'11 (4.70m x 3.94m )

Night storage heater. Coved ceiling. Television point. Double glazed window to side aspect. Double glazed patio door to balcony which has new railings.

### Fitted Kitchen

7'0 x 5'5 (2.13m x 1.65m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with oven under. Extractor cooker hood. Integrated washer/dryer. Part tiled walls. Double glazed window.

### Double Aspect Bedroom 1

15'1 x 12'11 (4.60m x 3.94m )

Night storage heater. Double glazed window to side aspect. Double glazed patio door to balcony.

### Double Aspect Bedroom 2

9'9 x 6'11 (2.97m x 2.11m)

Night storage heater. Coved ceiling. Double glazed windows to front and side aspects.

### New Modern Shower Room/WC

Refitted white suite comprising shower cubicle with rainwater showerhead. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Heated towel rail. Frosted double glazed window.

### Parking

There are residents parking facilities on a first come first served basis.

EPC = F

Council Tax Band = B

### Other Details

The building has recently had a new roof and balcony railings. The flat itself has a new bathroom & new fuse/consumer unit, also a private storage cupboard on the ground floor.

### AGENTS NOTE:

The vendor advises that pets are permitted in the building.

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: £2100 per annum**

**Lease: 999 years from 2009. 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.