TOWN FLATS

01323 416600

Leasehold

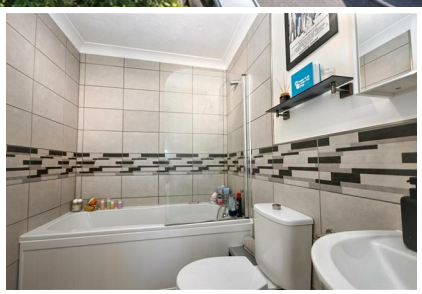
1 Bedroom | 1 Reception | 1 Bathroom

£180,000









30 Collingwood Close, Eastbourne, BN23 6HW

An extremely well presented CHAIN FREE one bedroom second floor apartment that is enviably situated directly on Langney Point's seafront. Having undergone significant improvement by the current vendor the apartment benefits from a refitted kitchen & bathroom, double bedroom, double glazing and replacement electric heating. Wonderful far reaching views over Eastbourne can be enjoyed from the rear and partial sea views can be seen from the breakfast bar. The flat has a lock-up garage and is being sold with an extended lease term.

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£180,000

Main Features

- Extremely Well Presented CHAIN FREE One Bedroom Second Floor Apartment
- Enviably Situated Directly On Langney Point's Seafront
- Significantly Improved By The Current Vendor
- Refitted Kitchen With Breakfast Bar
- Modern Bathroom/WC
- Spacious Double Bedroom
- Double Glazing Throughout
- Replacement Electric Heating
- Wonderful Far Reaching Views Over Eastbourne
- Lock-Up Garage

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

Hallway
Night storage heater. Entryphone handset. Coved ceiling. Airing cupboard housing hot water cylinder.

Lounge
13'7 x 11'2 (4.14m x 3.40m)
Electric radiator. Coved ceiling. Media wall. Double glazed window to side aspect. Door to -

Fitted Kitchen
11'3 x 8'0 (3.43m x 2.44m)
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Plumbing & space for washing machine. Breakfast bar. Double glazed window with partial sea views.

Bedroom
10'5 x 8'9 (3.18m x 2.67m)
Electric heater. Double glazed window to rear aspect with far reaching views over Eastbourne.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Coved ceiling.

Parking
The flat has a lock-up garage with an up & over door to the side of the block.

Council Tax Band = B

EPC = 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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: The vendor advises that the property will be sold with an extended lease term.

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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.