



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£184,950



34 Rushlake Crescent, Eastbourne BN21 2QL

A well presented two bedroom ground floor flat, set within a well maintained purpose built block in a convenient location close to Eastbourne Hospital, local shops and excellent bus routes. The open green spaces of Hampden Park are also just a short walk away, making this an ideal position for both convenience and leisure. The accommodation comprises an entrance hall, a spacious lounge/diner, a fitted kitchen, a bathroom and two good sized bedrooms. The property benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. Externally, the flat is set within well kept communal grounds and further benefits from a single garage located in a nearby block. This property would make an ideal first time purchase, investment or downsizing opportunity, offering a great balance of space, location and practicality.

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Eastbourne, BN21 2QL

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Main Features

- Well Presented Apartment
Located In The Popular
Rodmill
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas
Central Heating
- Garage
- Off Road Parking
- Communal Gardens

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Entryphone handset. Storage cupboard.

Lounge

13'7 x 12'8 (4.14m x 3.86m)

Radiator. Double glazed window Opening to -

Fitted Kitchen

10'4 x 5'6 (3.15m x 1.68m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and oven under. Space for fridge/freezer. Plumbing and space for washing machine. Wall mounted boiler. Double glazed window.

Bedroom 1

13'1 x 9'3 (3.99m x 2.82m)

Radiator. Built-in wardrobe. Double glazed window.

Bedroom 2

10'8 x 6'11 (3.25m x 2.11m)

Radiator. Double glazed window.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Outside

Communal gardens.

Parking

Garage in nearby block and further off road parking.

EPC = C

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: £50 per annum

Maintenance: £456 per quarter

Lease: 143 years remaining. 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.