TOWN FLATS

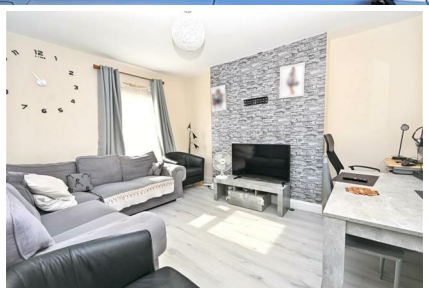
01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£160,000 - £170,000









Flat 4, 67 Pevensey Road, Eastbourne, BN21 3HS

**** GUIDE PRICE £160,000 - £170,000 ****
A 2 bedroom split level top floor flat that is situated in the immediate town centre. With the seafront, mainline railway station and Beacon shopping centre all being within easy walking distance the flat benefits from a fitted kitchen, bathroom/WC, lounge/dining room and loft that is boarded and has light & power. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

Flat 4, 67 Pevensey Road, Eastbourne, BN21 3HS

Guide Price £160,000 - £170,000

Main Features

- 2 Bedroom Split Level Top (2nd) Floor Flat
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Boarded Loft With Light & Power
- Double Glazing & Gas Central Heating
- Prime Immediate Town Centre Location
- Seafront Within Easy Walking Distance
- Mainline Railway Station Nearby
- Beacon Shopping Centre Within Easy Reach

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door with internal staircase to second floor.

Split Level Hallway
Radiator. Entryphone handset. Power point. Loft access with wooden ladder to left room (not inspected). Double glazed window.

Loft
Boarded with skylight, light & power.

Lounge
13'9 x 11'5 (4.19m x 3.48m)
Radiator. Wood effect flooring. Double glazed window to rear aspect.

Fitted Kitchen
9'9 x 8'8 (2.97m x 2.64m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Wood effect flooring. Part tiled walls. Double glazed window s. Loft hatch.

Bedroom 1
13'2 x 8'2 (4.01m x 2.49m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Bedroom 2
10'0 x 7'5 (3.05m x 2.26m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

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: N/A
Maintenance: £50 per calendar month
Lease: 125 years from 2006. 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.