TOWN FLATS

01323 416600

Leasehold

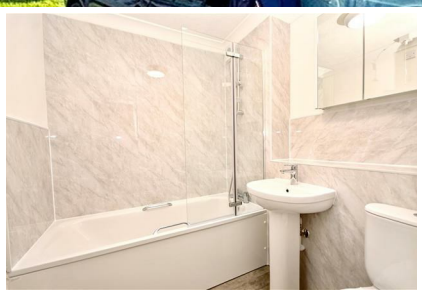
2 Bedroom | 1 Reception | 1 Bathroom

£160,000









17 The Portlands, Eastbourne, BN23 5RD

A well presented and CHAIN FREE 2 bedroom ground floor apartment that is being sold with an extended lease term. Enviably situated in the Sovereign Harbour within comfortable walking distance of the harbours bars and restaurants the flat benefits from a modern refitted bathroom, double glazed bay windowed lounge/dining room, fitted kitchen, double glazing and electric heating. The flat has an allocated parking space and an internal inspection comes highly recommended.

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Leasehold

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£160,000

Main Features

- Well Presented Harbour Apartment
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Private ground floor entrance door to -

Entrance Porch
With light and door to -

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

Bay Windowed Lounge
15'7 x 11'1 (4.75m x 3.38m)
Night storage heater. Coved ceiling. Television point. Double glazed bay window to rear aspect.

Fitted Kitchen
10'1 x 6'9 (3.07m x 2.06m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Wall mounted electric heater. Fitted dropleaf table. Double glazed window to rear aspect.

Bedroom 1
11'3 x 9'5 (3.43m x 2.87m)
Night storage heater. Built-in double wardrobe. Double glazed window to front aspect.

Bedroom 2
10'2 x 7'2 (3.10m x 2.18m)
Electric heating. Coved ceiling. Double glazed window to front aspect.

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. Chrome heated towel rail.

Parking
The flat has an allocated parking space.

Council Tax Band = B

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: £1069 per annum PLUS £275 per annum estate rent charge
Lease: We have been advised that the lease is being extended, we await confirmation of the new lease length

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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.