



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

Offers in excess of £160,000



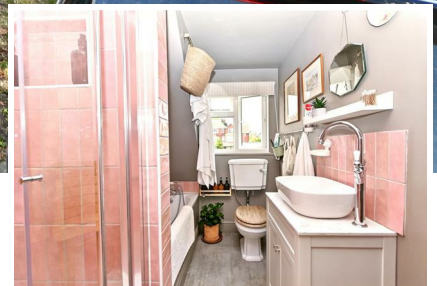
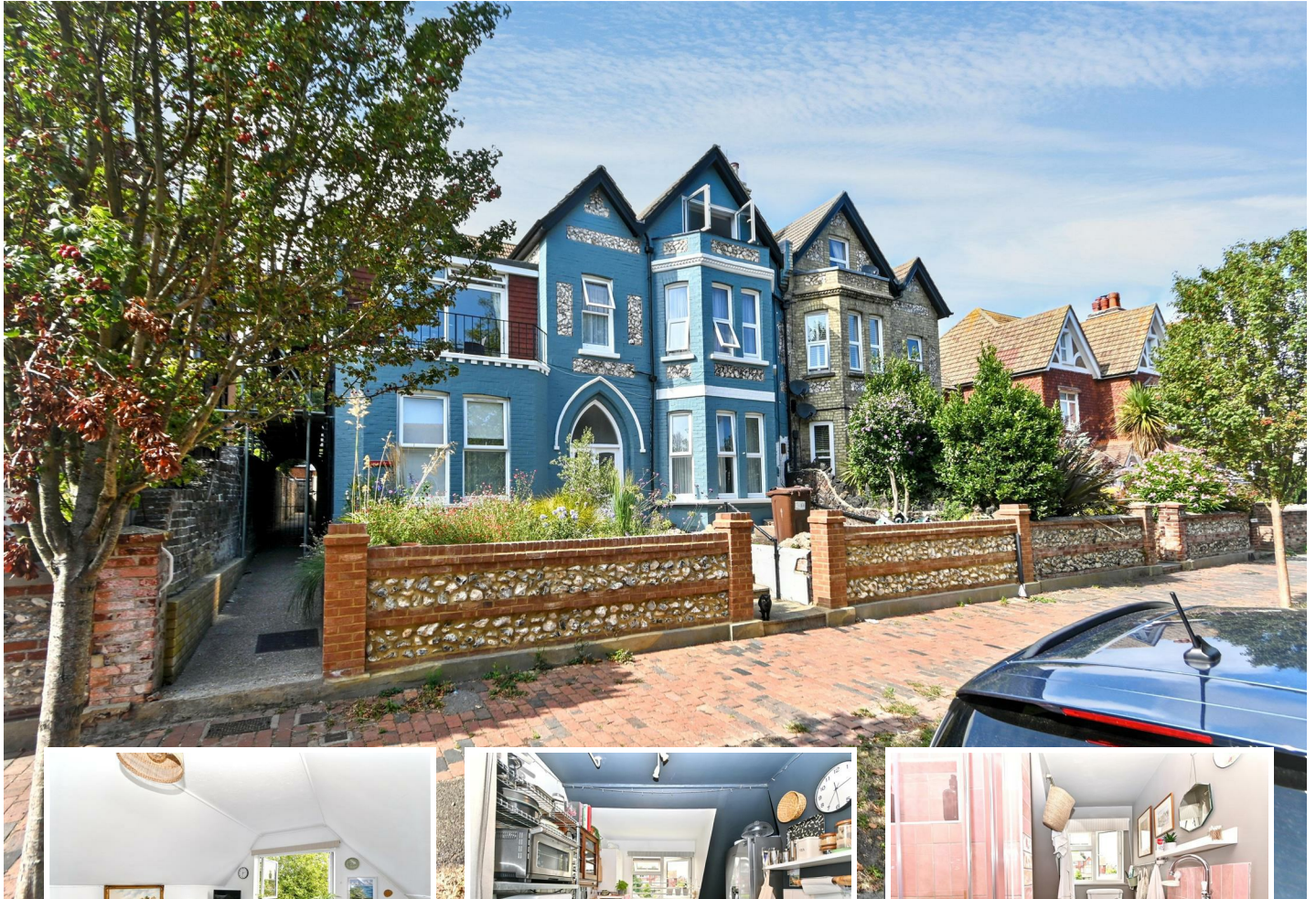
1 Bedroom



1 Reception



1 Bathroom



Flat 4, 87 Enys Road, Eastbourne, BN21 2DX

A beautifully presented one bedroom split level top floor apartment forming part of this attractive residence with lock-up garage. Enviably situated in Upperton within comfortable walking distance of the town centre and mainline railway station the flat provides spacious and well proportioned accommodation comprising of a refitted bathroom, double bedroom with built-in wardrobes, double glazing and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.



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info@townflats.com

**Flat 4, 87 Enys Road,
Eastbourne, BN21 2DX**

**Offers in excess of
£160,000**

Main Features

- Beautifully Presented 1 Bedroom Split Level Top Floor Apartment
- Attractive Residential Development In A Sought After Upperton Location
- Spacious & Well Proportioned Accommodation Throughout
- Double Bedroom With Useful Built-In Wardrobes
- Stylish Bath & Shower Room/WC
- Double Glazing & Gas Central Heating
- Lock-Up Garage Included
- Share Of The Freehold
- Conveniently Situated Within Walking Distance Of The Town Centre
- Easy Access To The Mainline Railway Station & Town Centre

Entrance

Communal entrance. Stairs to first floor private entrance door with internal staircase to second floor landing –

Split Level Hallway

Radiator. Double glazed window. Built-in cupboard with hanging rail. Built-in storage box and further cupboard.

Lounge

17'2 x 12'10 (5.23m x 3.91m)

Radiator. Stripped floorboards. Double glazed window to front aspect.

Fitted Kitchen

12'3 x 7'6 (3.73m x 2.29m)

The kitchen comprises of freestanding units and fixed shelving. Single drainer sink unit and mixer tap. Plumbing and space for washing machine. Part tiled walls. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window to rear aspect.

Bedroom 1

13'3 x 11'6 (4.04m x 3.51m)

Radiator. Stripped floorboards. Double glazed window to front aspect.

Stylish Modern Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC. Shower cubicle with rainwater showerhead and vanity unit with ceramic sink, mixer tap and cupboards below. Chrome heated towel rail. Frosted double glazed window.

Parking

The flat has a garage with an up & over door to the rear.

EPC = E

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: £200 per calendar month

Lease: 93 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.