TOWN PROPERTY

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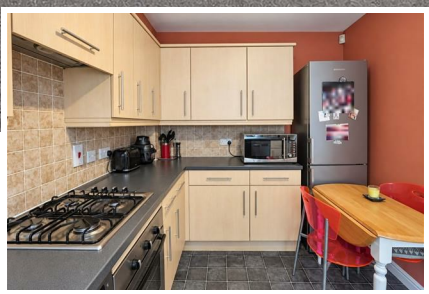
Leasehold

4 Bedroom | 1 Reception | 2 Bathroom

£365,000









24 Bedfordwell Road, Eastbourne, BN21 2BQ

A beautifully presented four bedroom house, arranged over three floors and enjoying a secure position within an attractive GATED DEVELOPMENT in the popular Upperton area of Eastbourne. Offering spacious and versatile accommodation, the ground floor features a generous lounge/dining room, fitted kitchen and convenient cloakroom/WC. The first floor provides three well-proportioned bedrooms and a family bathroom. The entire top floor is dedicated to an impressive principal bedroom suite, complete with walk-in wardrobe and private En-suite shower room. The property is presented in excellent decorative order throughout and benefits from allocated parking, ample visitor parking bays and the added security of gated access. Held on a leasehold tenure with the balance of a 999-year lease, this superb family home is ideally positioned within easy reach of Eastbourne town centre, mainline railway station, regular bus services and a wide range of shops and amenities.

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Leasehold

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Main Features

- Four Bedroom Three Storey Townhouse
- Spacious Lounge/Dining Room
- Impressive Top Floor Principal Suite
- Walk In Wardrobe & En-Suite
- Family Bathroom & Ground Floor WC
- Excellent Decorative Order Throughout
- Allocated Parking & Visitor Bays
- Secure Gated Development
- Popular Upperton Location
- Balance Of 999 Year Lease

Entrance
Double glazed front door to-

Entrance Hallway
Radiator. Stairs to first floor. Understairs storage cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Double glazed window to front aspect

Kitchen
10'9 x 7'11 (3.28m x 2.41m)
Fitted with a range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above and electric oven under. Space and plumbing for dishwasher, washing machine and fridge/freezer. Wall mounted gas boiler. Double glazed window to the front aspect.

Lounge/Dining Room
15'0 x 14'4 (4.57m x 4.37m)
Radiator. Two double glazed windows to rear aspect.

Stairs from Ground to First Floor Landing
Stairs to the second floor.

Bedroom 2
14'8 x 9'7 (4.47m x 2.92m)
Radiator. Two double glazed windows to rear aspect.

Family Bathroom
Panelled bath with shower over, low level WC and wash hand basin. Radiator. Extractor Fan. Shaver point.

Bedroom 3
9'9 x 8'0 (2.97m x 2.44m)
Radiator. Double glazed window to front aspect.

Bedroom 4
6'3 x 6'2 (1.91m x 1.88m)
Radiator. Fitted shelf units. Double glazed window to front aspect

Stairs from First to Second Floor Landing
Access to loft (not inspected but we have been advised by the vendor the loft is partially boarded and insulated). Walk in airing/linen cupboard.

Bedroom 1
15'1 x 11'6 (4.60m x 3.51m)
Radiator. Walk in wardrobe with lighting. Double glazed window to front aspect.

En Suite Shower Room
Shower cubicle. Low level WC. Wash hand basin. Radiator and shaver point. Extractor fan. Double glazed Velux window to rear aspect,

Parking
One allocated parking space together with six additional visitor parking bays.

Other Details:
Designated secure storage area.

COUNCIL TAX BAND = D

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: £250 per annum
Maintenance: £965 per annum which includes building insurance, window cleaning and gardening.
Lease: 999 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.