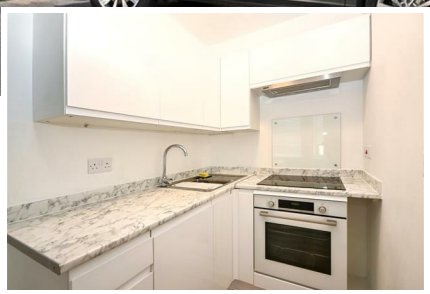
TOWN FLATS

01323 416600

Leasehold

0 Bedroom | 1 Reception | 1 Bathroom

£99,500



Flat 6, 10 Enys Road, Eastbourne, BN21 2DH

An extremely well presented first floor studio apartment that has undergone significant improvement. Enviably situated in the Upperton within comfortable walking distance of the Town Centre and mainline railway station the apartment benefits from a refitted kitchen, shower room, spacious bay windowed studio room, double glazing and electric heating. An internal inspection comes highly recommended.

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Main Features

- Converted Studio Flat
- First Floor
- Studio Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Close to Eastbourne Town Centre & Transport Links
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Lobby
Inner door to-

Studio Room
20'3 x 13'6 (6.17m x 4.11m)
Wood effect flooring. Electric heater. Storage cupboard with space and plumbing for washing machine. Double glazed window to front aspect. Double glazed bay window to front aspect.

Fitted Kitchen
5'2 x 4'9 (1.57m x 1.45m)
Modern range of white wall and base units, surrounding marble effect worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor above. Wood effect flooring.

Shower Room
7'5 x 5'3 (2.26m x 1.60m)
Refitted white suite comprising of shower cubicle, pedestal wash hand basin with mixer tap and low level WC. Extractor fan. Heated towel rail.

COUNCIL TAX BAND = A

EPC = 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: £150 per annum.
Maintenance: £1422 per annum, £711 paid half yearly.
Lease: 125 years from 2015. 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.