TOWN FLATS

01323 416600

TO INCLUDE THE ENTIRE FREEHOLD OF 27 DACRE ROAD

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£240,000 - £265,000

27 Dacre Road, Eastbourne, BN20 8LX

*** GUIDE PRICE £240,000 - £250,000***

A spacious two double bedroom ground floor garden flat situated in the popular Old Town area of Eastbourne, with the particularly valuable benefit of owning the freehold of the entire building at 27 Dacre Road. The first floor flat is held on a long lease, providing an unusual and attractive ownership arrangement. The property has its own private front door and is presented in a modern style throughout, offering a generous bay fronted sitting room, modern fitted kitchen, two well proportioned double bedrooms and a contemporary shower room. There is also excellent storage and a useful utility cupboard housing the gas boiler. Outside, the property benefits from both front and rear gardens. The rear garden is divided between the two flats, with this property having exclusive use of the left hand section, providing its own outdoor space. The property is ideally positioned within easy reach of Old Town Recreation Ground, Albert Parade shops, local schools, Gildredge Park and Waitrose, with regular bus services providing convenient access into Eastbourne town centre. A unique opportunity to acquire a modern two double bedroom garden flat with its own entrance, gardens and the freehold of the entire block.

www.town-property.com info@townflats.com

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Main Features

- Spacious Two Double Bedroom Ground Floor Flat
- Modern Fitted Kitchen
- Generous Bay Fronted Sitting Room
- Private Front Door & Own Entrance
- Front & Rear Gardens
- Popular Old Town Location
- Close To Recreation Ground, Shops & Amenities
- Long Lease On The Flat Above
- Includes Freehold Of The Entire Block

Entrance
Front door to-

Hallway
Radiator. Three storage cupboards.

Lounge
12'10 x 12'4 (3.91m x 3.76m)
Radiator. Electric fireplace. Double glazed bay window to front aspect.

Kitchen
11'5 x 8'10 (3.48m x 2.69m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed window to rear aspect. Double glazed door to side.

Bedroom 1
13'11 x 8'9 (4.24m x 2.67m)
Radiator. Double glazed window to front aspect.

Bedroom 2
9'9 x 9'7 (2.97m x 2.92m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Outside
Front Garden: A walled garden that is laid to pavers with planted borders.
Rear Garden: The rear garden is mainly laid to lawn with areas of patio and decking and gated side access.

COUNCIL TAX BAND = B

EPC = C

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% of costs as & when required.
Lease: 999 year lease can be granted on completion, if required.

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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.