TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£215,000

8 West House, Chiswick Place, Eastbourne, BN21 4NJ

A spacious two double bedroom first floor purpose built flat enjoying a lovely balcony overlooking the tennis lawns. The property offers excellent storage throughout, including extensive fitted wardrobes in the principal bedroom, generous hallway storage and a basement storage room. There is also a shower room with WC and a separate additional WC. The building benefits from lift access. The property is offered chain free. Situated in the highly sought after Devonshire Quarter/West Town Centre, the apartment is immediately adjacent to the international tennis courts and within easy walking distance of the theatres, seafront and town centre. Short term resident and visitor parking to rear of the building. An excellent opportunity to acquire a well proportioned apartment in a superb central location with the added benefit of a balcony and exceptional storage.

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

Leasehold

8 West House, Chiswick Place, Eastbourne, BN21 4NJ

£215,000

Main Features

- CHAIN FREE Spacious 2 Double Bedroom First Floor Flat
- Purpose Built Apartment With Lift
- Balcony Overlooking Tennis Lawns
- Principal Bedroom With Extensive Fitted Wardrobes
- Excellent Hallway & General Storage
- Shower Room/WC
- Separate Cloakroom
- Lock Up Basement Storage Room
- Well Proportioned Accommodation
- Next To International Tennis Courts Within The Devonshire Quarter / West Town Centre Location

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

Hallway
Radiator. Multiple storage cupboards. Entryphone handset.

Lounge/Dining Room
21'6 x 11'11 (6.55m x 3.63m)
3 Radiators. Space for dining table. Double glazed sliding doors to -

Sun Balcony
11'8 x 3'5 (3.56m x 1.04m)
With wonderful views over the tennis courts.

Fitted Kitchen
11'7 x 6'8 (3.53m x 2.03m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Eye level electric oven. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine and tumble dryer. Double glazed window to side aspect.

Bedroom 1
13'2 x 10'0 (4.01m x 3.05m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2
13'1 x 8'3 (3.99m x 2.51m)
Radiator. Double glazed window to front aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard under. Frosted double glazed window.

Cloakroom
Low level WC. Wash hand basin. Frosted double glazed window.

Other Details
Lock-Up Basement Storage Room

EPC = D

Council Tax Band = 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: £200 per annum
Maintenance: £609 per quarter which includes water rates, building insurance, maintenance repairs/works in common areas including grounds, lifts, drainage, exterior etc as well as managing agent fees
Lease: 115 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.