TOWN FLATS

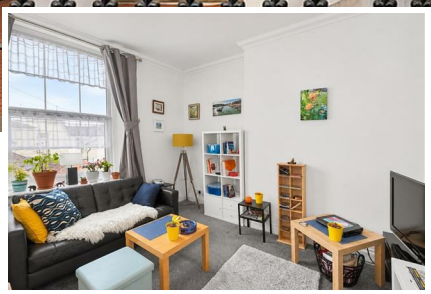
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£139,950









8 Burlington Villas, 78-86 Seaside Road, Eastbourne, BN21 3PZ

An extremely well presented one bedroom first floor apartment forming part of this attractive development. This 41 sqm flat is enviably situated yards from Eastbourne Pier, Seafront, The Hippodrome Theatre and within comfortable walking distance of the town centre's Beacon shopping centre and mainline railway station. The flat benefits from a double bedroom, lounge, refitted kitchen and bathroom, sealed unit double glazing and gas central heating. The flat is being sold CHAIN FREE. An internal inspection comes very highly recommended.

Leasehold

8 Burlington Villas
78-86 Seaside Road
Eastbourne, BN21 3PZ

£139,950

Main Features

- CHAIN FREE
- Extremely Well Presented 41 sqm First Floor Apartment
- One Double Bedroom
- Walking Distance To Eastbourne Town Centre & Mainline Railway Station
- Moments From Eastbourne Pier, Seafront & The Hippodrome Theatre
- Refitted Modern Kitchen
- Refitted Bathroom/WC
- Attractive Residential Development
- Double Glazing & Gas Central Heating

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

Hallway
Small lobby with door to lounge.

Lounge/Dining Room
15'1 x 12'4 (4.60m x 3.76m)
Radiator. Entryphone handset. Tv point. Broadband point. Wardrobe. Double glazed window. Door to -

Fitted Kitchen
7'5 x 5'8 (2.26m x 1.73m)
Range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer. Washing machine (included). Part tiled walls. Wall mounted gas boiler. Radiator.

Inner Hallway
Doors to bedroom and bathroom.

Double Bedroom
11'6 x 9'11 (3.51m x 3.02m)
Radiator. Coved ceiling. Television point. Wardrobe. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with storage unit beneath (included). Part tiled walls. Radiator. Coved ceiling. Frosted double glazed window.

EPC = C

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: £781.95 paid half yearly
Lease: 125 years from 1st December 2023. 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.