



South Street, Eastbourne
Price Guide £180,000

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Oakfield Estate Agents are pleased to offer for sale this two bedroom second floor flat which is ideally situated in the town centre within a short walk to Eastbourne train station and seafront.

As you enter the communal entrance hall, follow the stairs to the second floor landing. Upon entering the property there is a spacious entrance hall with secure entry phone system, built in airing cupboard and built in storage cupboard. Leading into the spacious living room there is a feature fireplace, bay window and serving hatch into the kitchen. The kitchen is equipped with a range of wall mounted and matching base units with work surface over. It comes complete with a built in electric oven, four ring gas hob with extractor hood, fridge freezer, washing machine and breakfast bar. There is a serving hatch into the living room and a double glazed door leading to the rear of the building onto the fire escape which over looks the rear and leads down to the communal gardens.

Bedroom one is a spacious double with ample room for a double bed and additional furniture and bedroom two is a single. Both bedrooms are both front facing with views over South Street. The bathroom is fitted with a three piece suite comprising of a panelled enclosed bath with mixer taps with shower attachment, low level wc and pedestal wash hand basin.

The communal gardens are situated to the rear of the property and provides outside space which is enclosed and surrounded by a selection of hedge borders.

Other features from the property include gas central heating system to radiators.

Convenient location for access to Eastbourne town centre, train station, seafront and other local amenities. Internal viewing is highly recommended. No onward chain.





Entrance Hall

9'11 x 6'09 (3.02m x 2.06m)

Living Room

13'11 max x 10'10 (4.24m max x 3.30m)

Kitchen

10'10 x 6'08 (3.30m x 2.03m)

Bedroom 1

14'06 x 10'0 (4.42m x 3.05m)

Bedroom 2

10'05 x 6'11 (3.18m x 2.11m)

Bathroom

6'03 x 5'04 (1.91m x 1.63m)

Council Tax Band - A

Lease Information

The seller advises that the property is offered as leasehold and has approximately 99 years remaining on the lease. The ground rent is approximately £200 per year and the maintenance is approximately £300 per quarter. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

Floor Plan

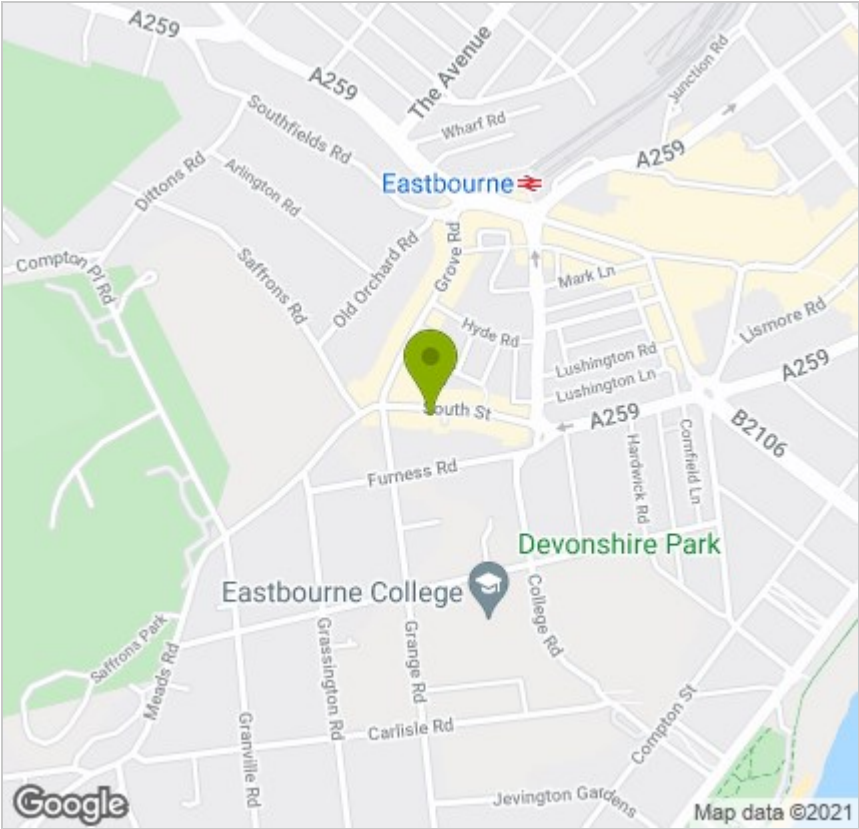


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

