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## Flat 2 Elm Park Court, 161 Seaside, Eastbourne, East Sussex, BN22 7LY
## Guide Price £155,000 Leasehold

**A well-presented TWO BEDROOMED GROUND FLOOR APARTMENT, OFFERED CHAIN FREE ideally situated on Seaside, just moments from the beach. The property offers spacious accommodation comprising a generous lounge, fitted kitchen, two double bedrooms and a modern wet room. Further benefits include gas central heating, double glazing, level rear access, an allocated parking space and a secure external storage cupboard. Conveniently positioned adjacent to the historic Redoubt Fortress and Whitley Recreation Ground, the property is also within easy reach of local shops, amenities and regular bus services. An excellent opportunity for first-time buyers, downsizers or those seeking a conveniently located coastal home. EPC = C**



**The property is situated opposite Seaside recreational ground and is approximately a quarter of a mile from Eastbourne's seafront. Local shops are available in Seaside and Eastbourne's town centre amenities are approximately one mile distant.**

**COMMUNAL ENTRANCE * HALLWAY * LIVING ROOM * FITTED KITCHEN * TWO BEDROOMS * SHOWER ROOM/WC * ALLOCATED CAR PARKING SPACE * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * LONG LEASE WITH LOW OUTGOINGS * INTERNAL INSPECTION HIGHLY RECOMMENDED * CHAIN FREE ***





**The accommodation**
Comprises:

**COMMUNAL ENTRANCE HALL**
Security entry phone system. Communal entrance with security entry phone system. Ground floor private entrance door to:-

**HALLWAY**
With radiator and two storage cupboards.

**LIVING ROOM**
13'7 x 12'1 (4.14m x 3.68m )
With upvc double glazed windows to front, television point, coved ceiling, radiator opening to:

**KITCHEN**
With a comprehensive range range of matching natural maple wood-effect eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer stainless steel sink unit with mixer taps. Four burner gas hob with extractor above, stainless steel electric oven below. Wall mounted Worcester Bosch combination gas boiler for the provision of gas fired central heating and domestic hot water, plumbing and space for washing machine and fridge freezer, part tiled walls with complimentary ceramic tiled flooring, upvc window to front.

**BEDROOM ONE**
13'10 x 8'3 (4.22m x 2.51m)
With upvc windows to rear with radiator.

**BEDROOM TWO**
9'11 x 6'3 (3.02m x 1.91m )
With upvc windows to rear with radiator.

**SHOWER ROOM/WC**
With a white suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

**ALLOCATED PARKING**
Allocated parking space. to the rear of the building with rear access into the hallway.

**N.B**
We are informed that the current maintenance charges are £117.20 per month, ground rent to be advised
Length of lease is 125 years from 01/01/2006 104 years remaining

**COUNCIL TAX BAND:**
Council Tax Band - 'B' Eastbourne Borough Council.

**BROADBAND AND MOBILE PHONE CHECKER:**
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

**FOR CLARIFICATION:**
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

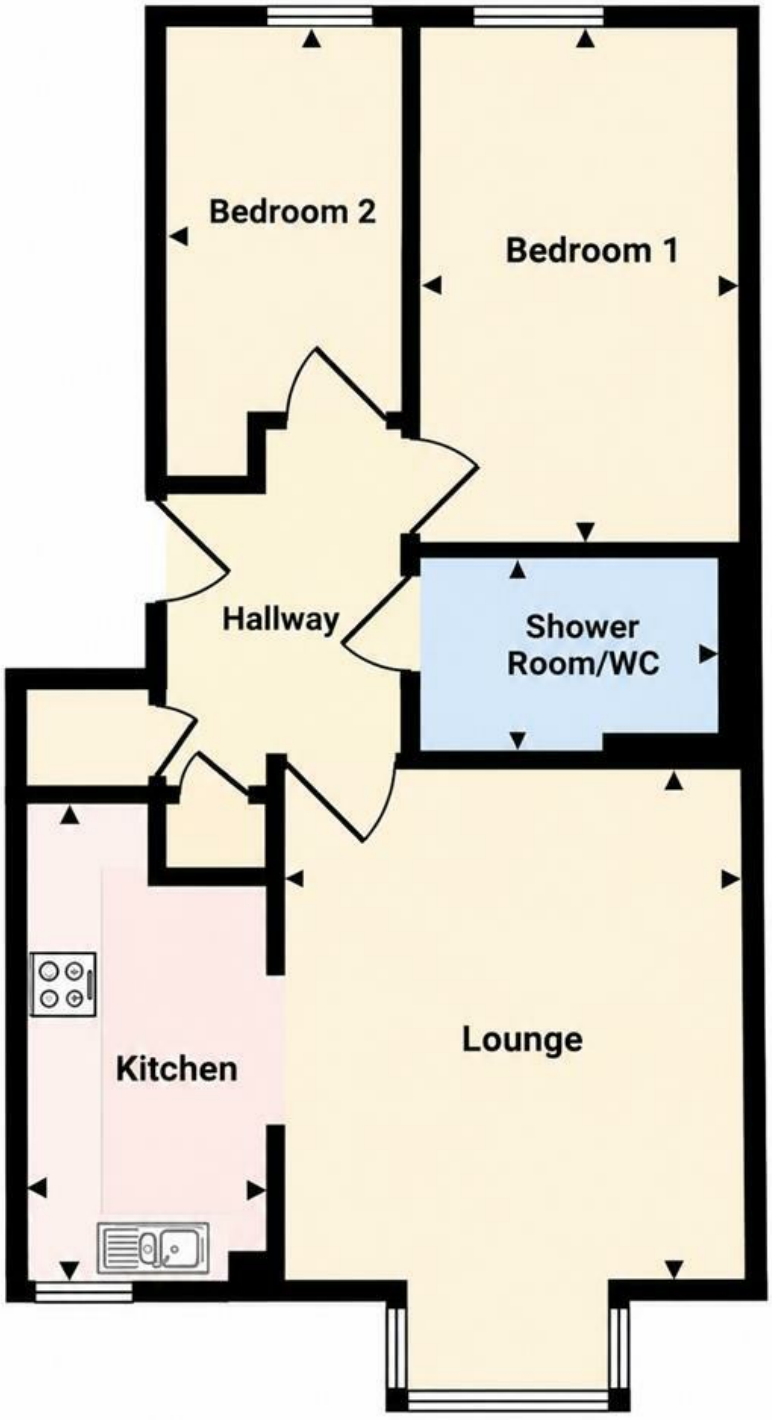
**OPENING HOURS**
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

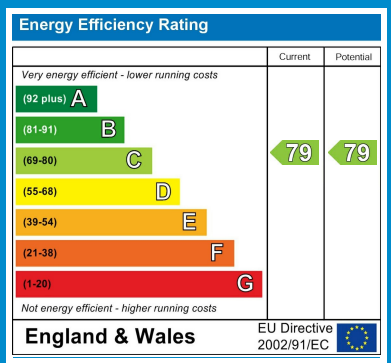
**VIEWING ARRANGEMENTS**
All appointments are to be made through TAYLOR ENGLEY.

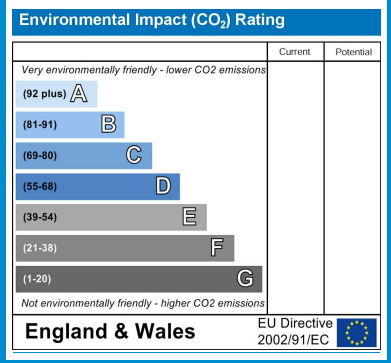




## Approx Gross Internal Area




**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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