


Leasehold

Guide Price

£125,000 - £135,000

 1 Bedroom

 1 Reception

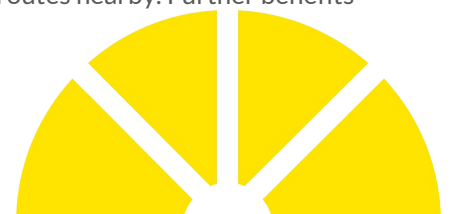
 1 Bathroom



261 Sorrel Drive, Eastbourne, BN23 8DL

GUIDE PRICE £125,000 - £135,000

Town Flats are delighted to offer for sale this well presented and deceptively spacious ground floor one bedroom maisonette, conveniently located in the Langney area of Eastbourne. The property benefits from its own private entrance as well as its own private front garden. There is also plenty of storage in and out of the flat with a private lock up brick shed to the rear. Langney Shopping Centre is comfortable walking distance away with local bus and main routes nearby. Further benefits include double glazing throughout, gas central heating and is being sold CHAIN FREE.



261 Sorrel Drive, Eastbourne, BN23 8DL

Guide Price

£125,000 - £135,000

Main Features

- Garden Flat
- Ground Floor
- 1 Bedroom
- Sitting Room
- Kitchen
- Bathroom/WC
- Private Front Garden
- Brick Built Lock Up Storage Shed
- CHAIN FREE

Entrance

Private entrance door to-

Entrance Hallway

Radiator. Understairs cupboard. Three storage cupboard.

Sitting Room

15'2 x 10'4 (4.62m x 3.15m)

Wood laminate flooring. Double glazed window to rear aspect.

Kitchen

10'8 x 6'10 (3.25m x 2.08m)

Range of wall and base units. Sink with one and a half bowl and mixer tap. Recently fitted wall mounted gas combination boiler. Built in electric oven with four ring electric hob and extractor hood. Space and plumbing for washing machine, dishwasher and fridge freezer.

Bedroom

12' x 9'6 (3.66m x 2.90m)

Radiator. Built in wardrobe. Two double built in wardrobes. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Heated towel rail. Storage alcove. Vinyl flooring. Double glazed window.

Outside

Front Garden: the property enjoys a private front garden and lock up, brick built storage shed.

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: £10 per annum.

Maintenance: The vendor has advised that they currently pay £50 per month.

Lease: 125 years from 1988. We have been advised of the 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.