


Leasehold - Share of Freehold

 1 Bedroom

 1 Reception

 1 Bathroom

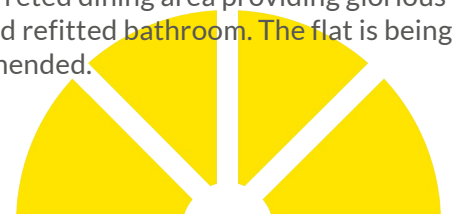
£200,000



Flat 3, 59 Silverdale Road, Eastbourne, BN20 7AY

Guide Price £200,000 - £210,000

An extremely spacious and well presented apartment forming part of this attractive and imposing detached residence. Enviably situated in the Lower Meads within comfortable walking distance of the seafront and town centre the flat benefits from a wonderful 17'11 x 15'9 lounge with a raised seating area and a turreted dining area providing glorious far reaching views over Eastbourne, a spacious double bedroom, fitted kitchen and refitted bathroom. The flat is being sold with a share of the freehold an internal inspection comes very highly recommended.



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Main Features

- Converted Flat
- Top Floor
- 1 Spacious Double Bedroom
- Lounge
- Wonderful 180° Turreted Dining Area
- Fitted Kitchen
- Modern Bathroom
- Lower Meads Location
- Share Of The Freehold

Entrance

Communal entrance with security entryphone system. Stairs to private entrance with further staircase to -

Top Floor Entrance Hall

Wall lights. Skylight. Entryphone handset.

Lounge

17'11 x 15'9 (5.46m x 4.80m)

Wonderful lounge with feature fireplace with marble surround and hearth. Radiator. Television point. Raised seating area with secondary glazed window. Opening to -

Wonderful Turreted Dining Area

9'8 x 9'3 (2.95m x 2.82m)

Offering a 180° degree aspect with secondary glazed sash windows. Window seating around the turret which also offers storage.

Fitted Kitchen

20'1 x 5'6 (6.12m x 1.68m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point with stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Picture rail. Sash window.

Double Bedroom

16'8 x 13'9 (5.08m x 4.19m)

Radiator. Feature fireplace with tiled surround. Built-in wardrobe. Ceiling fan. Secondary glazed window to front aspect.

Modern Bathroom

White suite comprising panelled bath with mixer tap and shower attachment with further wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Frosted double glazed window.

EPC = F.

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: £109 per calendar month which includes buildings insurance.

Lease: 945 years remaining. We have been advised of the remaining 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.