



Leasehold

Guide Price

£220,000 - £230,000

 2 Bedroom

 1 Reception

 2 Bathroom



## Flat 4, 8 Chiswick Place, Eastbourne, BN21 4NH

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Being sold CHAIN FREE, this lovely second floor apartment is located on the West side of town enjoying impressive views towards Devonshire Park and the tennis courts and with far reaching views of the South Downs. Having two bedrooms with en suite facilities to the master bedroom, the flat features a spacious sitting/dining room and includes a kitchen and further shower room/wc. Just yards from the vibrantly decorated and award winning Towner Art Gallery, picturesque seafront and Eastbourne's theatreland. The Beacon shopping centre is also close by and the mainline railway station with trains to London Victoria is also within close walking distance. **SOLD WITH THE BENEFIT OF A NEW LEASE AND EXTERNAL DECORATIONS COVERED BY THE PRESENT OWNERS.**



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### Main Features

- Converted Flat
- 2 Bedrooms
- Second (Top) Floor
- Sitting/Dining Room
- Kitchen
- En-Suite Bathroom/WC
- Shower Room/WC
- Double Glazing
- Wonderful Far Reaching Views  
Towards The South Downs
- CHAIN FREE

### Entrance

Communal front door to communal entrance with staircase to second (top) floor. Door to -

### Entrance Hallway

Radiator. Door to -

### Sitting/Dining Room

18'04 x 12'05 (5.59m x 3.78m)

Radiator. Double glazed window to front aspect. Door to -

### Kitchen

9'10 x 7'03 (3.00m x 2.21m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces having cupboards and drawers under. Space for electric cooker and fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Loft access (not inspected).

### Bedroom 1

14'02 x 12'10 (4.32m x 3.91m)

Fitted double wardrobe. Airing cupboard. Boiler cupboard. Double glazed window to rear with views towards Devonshire Park and the South Downs. Door to -

### En-Suite Bathroom/WC

Suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.

### Bedroom 2

10'03 x 7'07 (3.12m x 2.31m)

Radiator. Double glazed window to rear with views towards Devonshire Park and the South Downs.

### Shower Room/WC

Suite comprising fully tiled shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator.

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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: £150 per annum.**

**Maintenance: Approximately £1200 per annum.**

**Lease: The vendor advises that the flat will be sold with a new 999 year 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.