



Leasehold - Share of Freehold

 3 Bedroom

 1 Reception

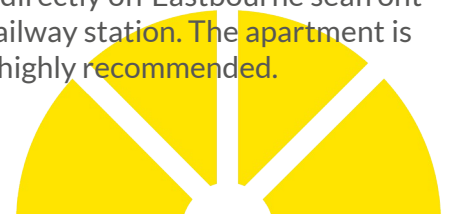
 1 Bathroom

£269,500



6 Beltry Court, Devonshire Place, Eastbourne, BN21 4AE

A well presented and spacious three bedroom hall floor apartment forming part of the attractive and imposing detached residence. Being offered CHAIN FREE the flat benefits from a stunning double aspect lounge with two bay windows to the front & side aspects and refitted kitchen & bathroom. The three bedrooms have ample storage as well as a mezzanine floor in bedroom 2. The apartment is situated directly off Eastbourne seafront and is within comfortable walking distance of the town centre and mainline railway station. The apartment is being sold with a share of the freehold and an internal inspection comes very highly recommended.



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Eastbourne, BN21 4AE

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Main Features

- Converted Apartment
- 3 Bedrooms
- Hall Floor
- Double Aspect Bay Windowed Lounge
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Situated Directly Off Eastbourne Seafront
- Share Of The Freehold
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Hall floor private entrance door to -

Hallway

Radiator. Coved ceiling. Built-in cupboard. Entryphone handset.

Double Aspect Bay Windowed Lounge

21'1 x 18'8 (6.43m x 5.69m)

Radiator. Fitted bookshelf and display unit. Coved ceiling. Double glazed bay windows to front and side aspects.

Fitted Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and oven. extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Cupboard housing new Baxi combi boiler.

Radiator. Loft hatch (Loft not inspected). Window. Door to fire escape.

Bedroom 1

13' x 8'8 (3.96m x 2.64m)

Radiator. Coved ceiling. Fitted wardrobes and overhead storage. Double glazed window to side aspect.

Bedroom 2

10'9 x 8'2 (3.28m x 2.49m)

Radiator. Built-in wardrobe with mezzanine sleeping area and fitted shelving. Double glazed window to side aspect.

Bedroom 3

11'6 x 6'10 (3.51m x 2.08m)

Radiator. Fitted shelving. Coved ceiling. Double glazed window to side aspect.

Modern Bathroom

White suite comprising panelled bath with mixer tap, shower attachment and shower screen. Vanity unit with low level WC with concealed cistern. Wash hand basin with chrome mixer tap and cupboards below. Tiled walls and floor. Heated towel rail. Frosted double glazed window.

EPC = D.

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: £120 per month which includes building insurance.

Lease: 999 years from 1976. 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.