


 1 Bedroom

 1 Reception

 1 Bathroom

Leasehold
£126,500



14 Hereford Court, Langney Rise, Eastbourne, BN23 7DE

Presented to a high standard throughout, this lovely ground floor flat is located in the heart of Langney just yards from local shops and just a short walk from nearby schools and Langney shopping centre. Having a large double bedroom and spacious sitting/dining room, the kitchen is the outstanding feature having been refitted and including mostly integrated appliances. A bathroom/wc is also included and the flat also boasts a useful store cupboard and lockable shed. Being sold CHAIN FREE, the flat is also well served with buses and the Eastbourne's exciting marina development is less than half a mile distant.



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Main Features

- Purpose Built
- Double Bedroom
- Ground Floor
- Sitting/Dining Room
- Modern Refitted Kitchen
- Bathroom/WC
- Communal Garden
- Outside Store Cupboard & Store Shed
- CHAIN FREE

Entrance

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

Entrance Hallway

Sitting/Dining Room

15'03 x 11'02 (4.65m x 3.40m)

Electric storage unit. Double glazed window to front aspect.

Modern Refitted Kitchen

9'09 x 7'11 (2.97m x 2.41m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Integrated fridge and freezer. Range of wall mounted units. Extractor cooker hood. Plumbing and space for washing machine. Further storage unit. Double glazed window to rear aspect.

Double Bedroom

15'03 x 9'01 (4.65m x 2.77m)

Electric storage unit. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Double glazed window to rear aspect.

Outside

Communal gardens, outside store cupboard and store shed (No. 14).

EPC = E.

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: Awaiting confirmation.

Maintenance: Awaiting confirmation.

Lease: 95 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.