

Leasehold



2 Bedroom

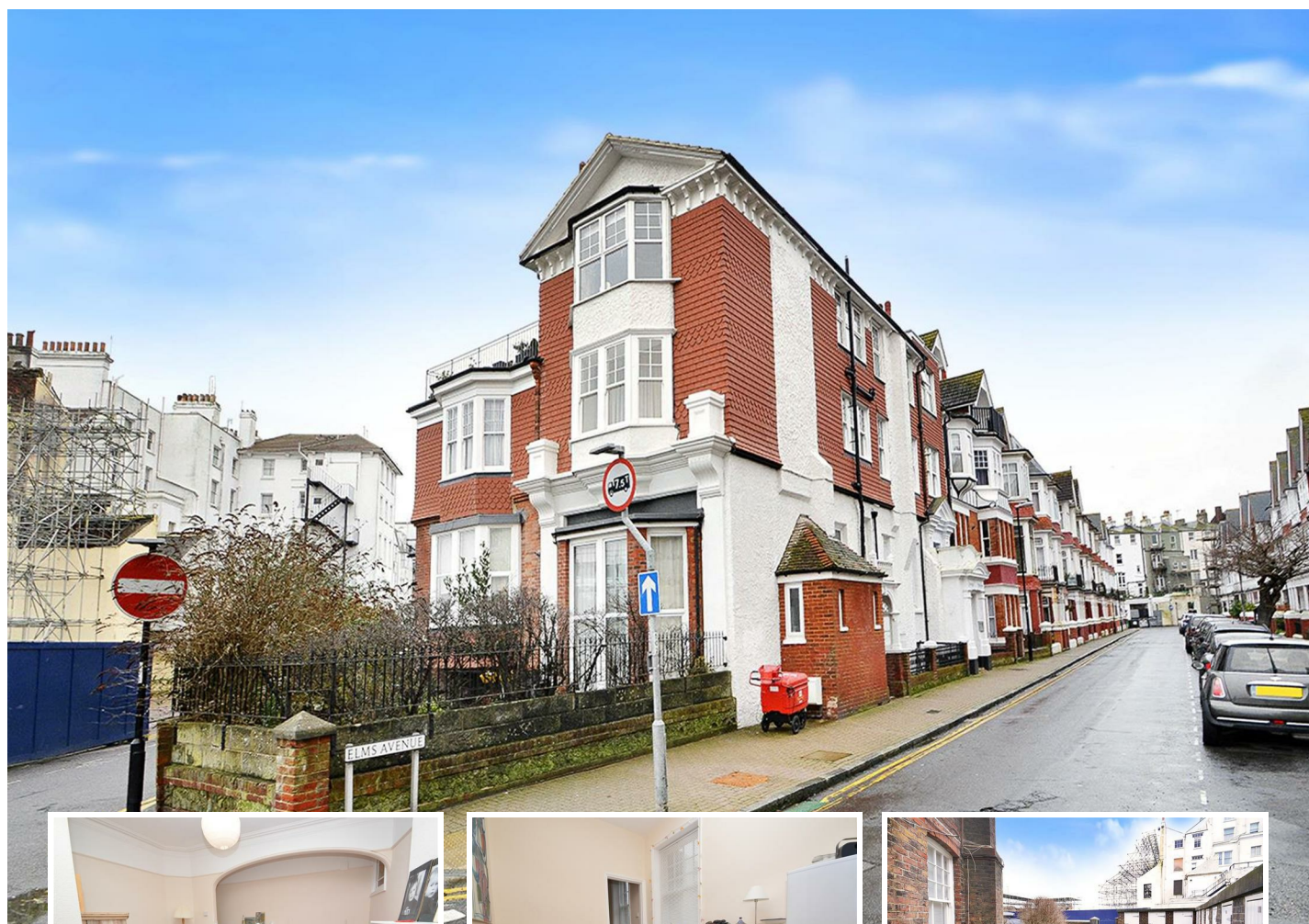


2 Reception



1 Bathroom

£169,950



3 Avenue Mansions, Elms Avenue, Eastbourne, BN21 3DL

A unique two bedroom two reception room ground floor flat situated yards from Eastbourne's seafront and within comfortable walking distance of the town centre and mainline railway station. Benefits include a security entryphone system, two double bedrooms, wonderful lounge with study area and fitted kitchen opening to dining room. An internal inspection comes very highly recommended.



3 Avenue Mansions,
Elms Avenue,
Eastbourne, BN21 3DL

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Main Features

- Converted Flat
- Ground Floor
- 2 Bedrooms
- L-Shaped Lounge
- Dining Room
- Kitchen
- Modern Bathroom/WC
- Communal Garden
- Outside Store Cupboard

Entrance

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

Entrance Hallway

Entryphone handset. Corniced ceiling.

L-Shaped Lounge

22'8 x 13'4 (6.91m x 4.06m)
Picture rail. Corniced ceiling. Feature fireplace. Two radiators. Window to side aspect.

Dining Room

11'4 x 8'0 (3.45m x 2.44m)
Window to rear aspect.

Kitchen

9'9 x 4'10 (2.97m x 1.47m)
Range of wall and floor units, work surface and single bowl sink unit. Tiled splashback. Space for cooker. Utility cupboard with plumbing for washing machine. Two windows to side aspect. Double glazed door to communal garden.

Bedroom 1

11'10 x 11'5 (3.61m x 3.48m)
Radiator. Built in double cupboard. Two windows to front aspect.

Bedroom 2

9'7 x 7'10 (2.92m x 2.39m)
Radiator. Window to rear aspect.

Modern Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Radiator. Tiled splashback. Window to rear aspect.

Outside

Outside store cupboard and communal gardens.

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: £100 per annum.

Maintenance: Approximately £1088 per annum.

Lease: 130 years from 1974. We have been advised of the 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.