



1 bed apartment to buy in BN21

Church Street, Old Town, Eastbourne, East Sussex, BN21 1QJ

£100,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding, Terms & Conditions Apply
- ✓ Chain free
- ✓ 1st Floor Split level flat
- ✓ Double Bedroom with En suite
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

LOCATION:

The property enjoys a desirable location within the favoured Old Town area of Eastbourne, being well placed for access to an excellent variety of local shopping facilities and amenities including Waitrose, Gildredge Park and the historic Lamb Inn. Eastbourne town centre with its extensive shopping facilities, theatres, seafront promenade with famous Victorian pier and the mainline railway station (London, Victoria approx. 80 minutes) is approximately one mile away.

ACCOMMODATION:

UPVC double glazed private entrance door to:

ENTRANCE HALL:

Coved ceiling. Attractive tiled floor. Cupboard housing the electric meter and fuse box.

Stairs lead up to:

1ST FLOOR LANDING:

Large UPVC double glazed window to the rear with impressive far reaching views over Old Town towards the Downs. Large built-in airing cupboard with pre-lagged hot water cylinder, immersion heater and slatted shelving. Overhead loft access hatch with pull-down ladder leads to a boarded loft room with electric light and a Velux window.

LOUNGE / DINING ROOM: (front) Approximately 11'4 x 9'6.

Satellite point. UPVC double glazed window.

FITTED KITCHEN: (front) Approximately 9'9 x 5'8.

Modern contoured worksurface with inset single draining stainless steel sink unit with mixer tap, having a drawer, double cupboard and plumbing and space for a washing machine under. Adjoining worksurface with drawer, cupboard and space for fridge under. Space for cooker. Range of wall cupboards. Stainless steel cooker extractor hood. Attractive partly tiled walls and vinyl type flooring. UPVC double glazed window.

DOUBLE BEDROOM: (rear) Approximately 9'7 x 8'3.

UPVC double glazed window with impressive far reaching views over Old Town towards the Downs.

EN SUITE SHOWER ROOM / WC:

Stylish modern white suite comprising a fully tiled walk-in shower cubicle, Dual flush push button WC and a pedestal wash hand basin. Fully tiled walls. Vinyl type flooring. Extractor fan. Heated towel rail.

LEASE: 189 years from 2006. GROUND RENT: £50 per annum.

MAINTENANCE: Approximately £600 per annum.

Please Note: Appliances, heating and hot water systems have not been tested.

All measurements are approximate.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 169

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £600.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: None

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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