



A well maintained chain free one bedroom first floor maisonette with loft space, roof terrace and views towards The South Downs. The property comprises twin aspect living room, bedroom with fitted wardrobe, study area, white bathroom suite and a fitted kitchen. Outside there is a pretty roof terrace leading off the kitchen. The flat has a spacious boarded loft with scope for conversion subject to consents. Located just a few roads back from Eastbourne seafront with a park opposite; ideal for walking the dog. The town centre and railway station are within walking distance and there is a regular bus service too.

Price £175,000
Tenure Leasehold



Flat A, 211 Seaside, Eastbourne, East Sussex, BN22 &NP

Entrance Hall

Double glazed door to side. Tiled flooring. Space for fridge/freezer (included).

Study Area - 3.28m x 1.65m (10'9" x 5'5")

Dado rail. Radiator. Linen cupboard. Hatch & ladder leading to large boarded loft space with potential for conversion (STBP). Cupboard housing 2 year old combi boiler.

Living Room - 4.37m x 4.01m (14'4" x 13'2")

Two double glazed windows to front with views over the park. Coving. Radiator. Fitted shelving & cabinets.

Kitchen - 2.67m x 2.51m (8'9" x 8'3")

Double glazed door leading to roof terrace with fan light window over. Partially tiled walls. Fully fitted with a range of green country style wall and base units with single electric oven, space for washing machine (included) and tumble dryer (included). Light grey work surfaces with inset 4 burner gas hob and stainless steel sink and drainer unit.

Roof Terrace - 2.95m x 2.82m (9'8" x 9'3")

Laid with patio. Railings and trellis.

Bedroom One - 3.71m x 2.57m (12'2" x 8'5")

Double glazed window to rear. Fitted wardrobe, shelving and cabinets. Coving. Radiator.

Bathroom

Double glazed opaque window to side. Tiled flooring and partially tiled walls. Towel rail. White suite comprising of bath with mixer taps and electric Mira shower over, wash hand basin and W.C.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band- A

EPC Rating- D

Tenure- Leasehold the vendor informs us there is 110 years remaining. There is no ground rent payable. Buildings insurance is £150 per year. Maintenance work is shared 50/50 with the Freeholder.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



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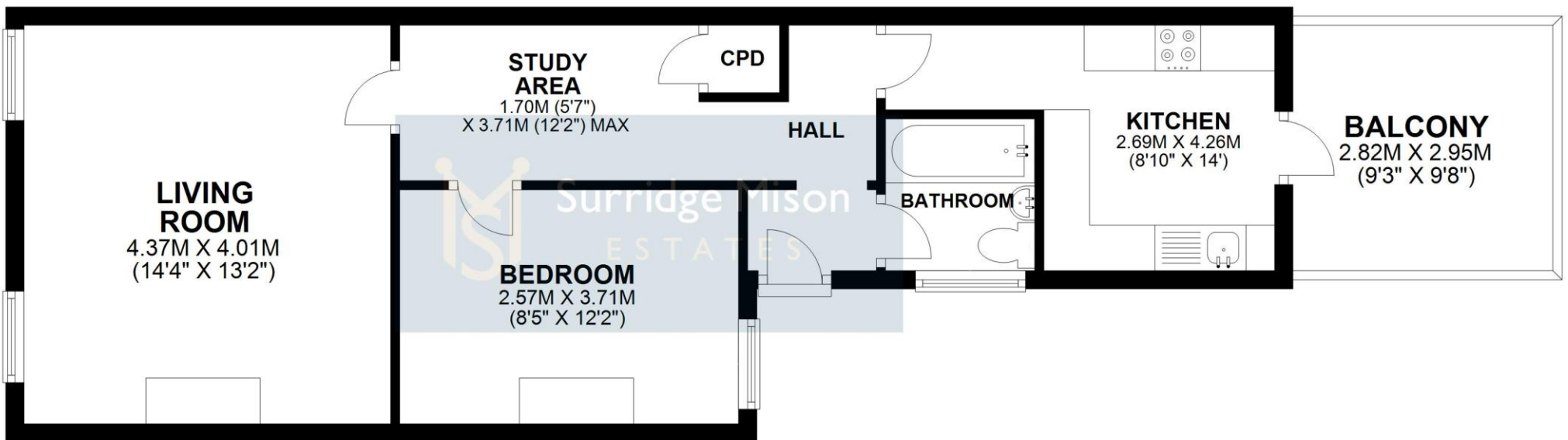
www.surridgemison.com

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FIRST FLOOR FLAT

APPROX. 49.9 SQ. METRES (537.6 SQ. FEET)



TOTAL AREA: APPROX. 49.9 SQ. METRES (537.6 SQ. FEET)

Floor plan for guidance only.
Plan produced using PlanUp.



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PROTECTED

 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme